

000 FM 196 Pattonville, TX 75468
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Pattonville, TX 75468

\$449,000
58.03± Acres
Lamar County



000 FM 196 Pattonville, TX 75468
Pattonville, TX / Lamar County

SUMMARY

Address

000 FM 196

City, State Zip

Pattonville, TX 75468

County

Lamar County

Type

Recreational Land

Latitude / Longitude

33.48589 / -95.393315

Bedrooms / Bathrooms

3 / 1

Acreage

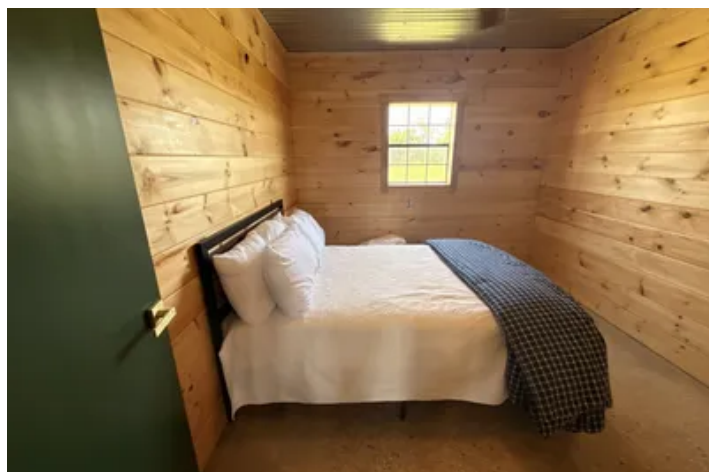
58.03

Price

\$449,000

Property Website

<https://www.glasslandandhome.com/property/000-fm-196-pattonville-tx-75468-lamar-texas/117387/>



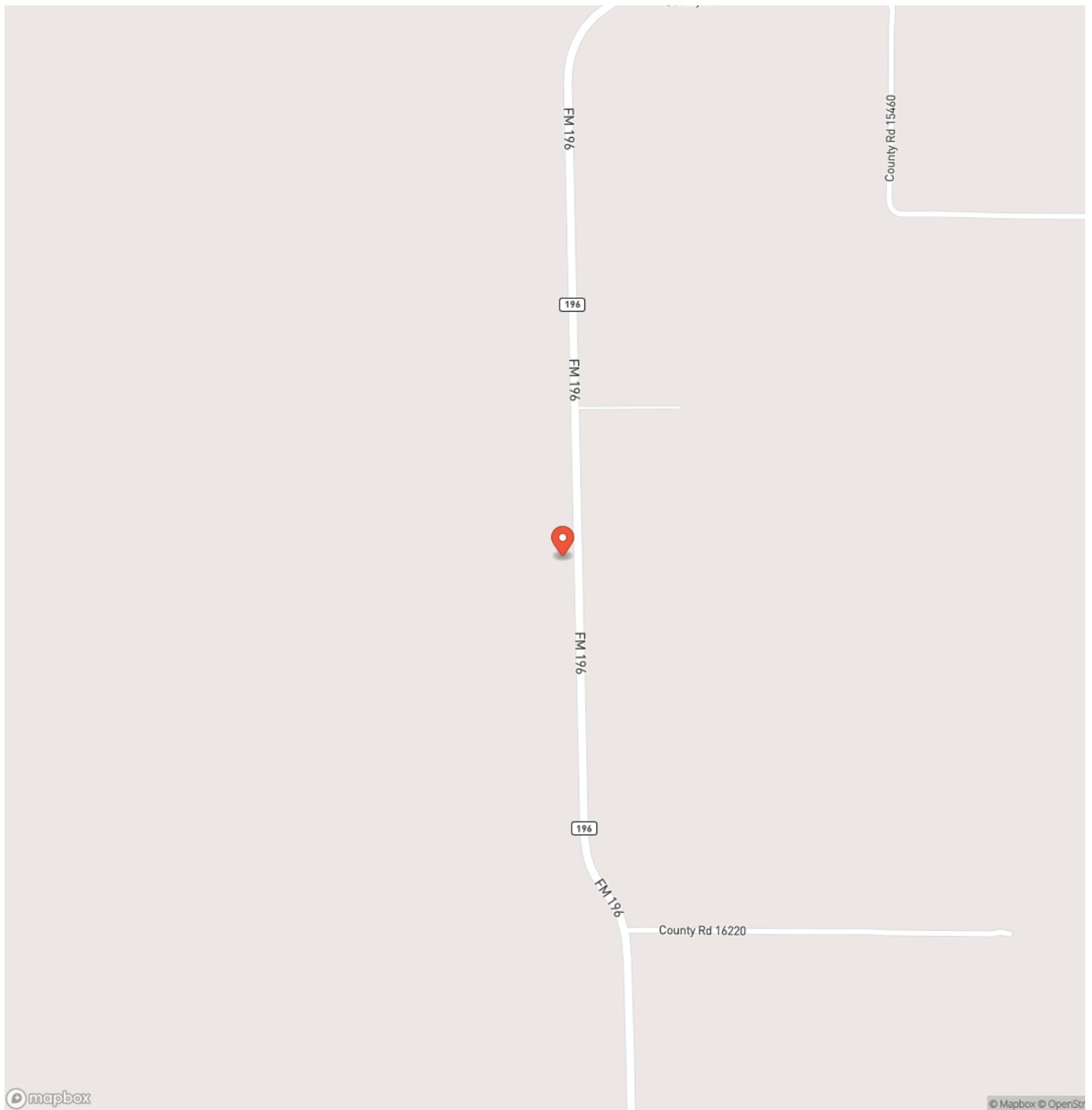
PROPERTY DESCRIPTION

Located just southeast of Paris, TX, this 58-acre property offers a great combination of recreational land and improvements. The property features a 1,512 sq. ft. 3 bed 1 bath barn dominium with 1,080 sq. ft. on the ground level, a 432 sq. ft. loft for additional storage, and a 432 sq. ft. covered porch. Also included is a 40' high-cube shipping container that has been converted into a cabin, providing additional space for guests or a hunting retreat. A pond stocked with fish provides a great spot for fishing and enjoying the property. With deer already showing up on camera and hunting season right around the corner, this tract offers excellent potential for hunting and outdoor recreation. With no known restrictions and plenty of acreage to enjoy, this property offers room to hunt, fish, relax, and make it your own.

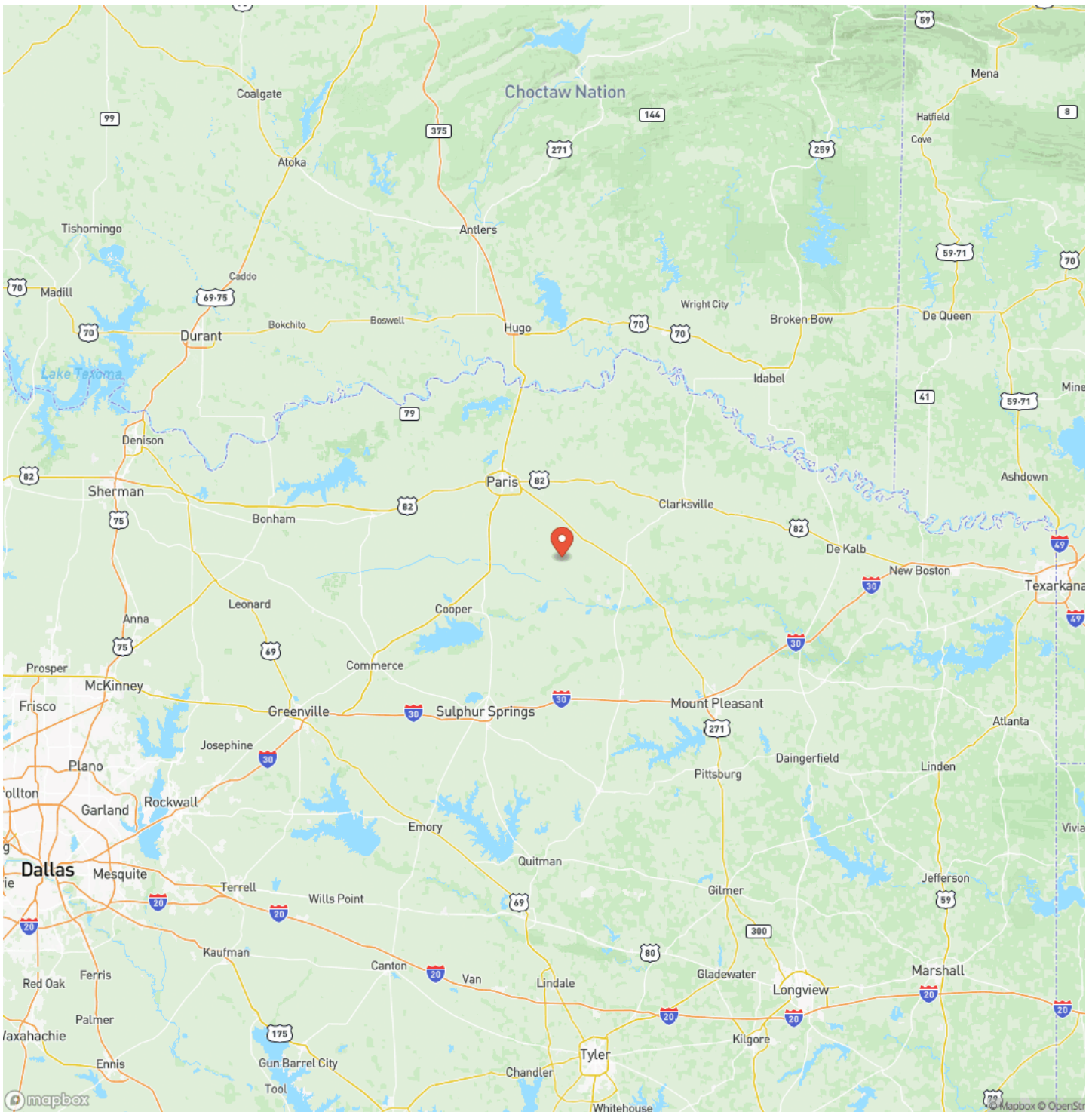
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Locator Map



Locator Map



MORE INFO ONLINE:

<https://www.glasslandandhome.com/>

Satellite Map



000 FM 196 Pattonville, TX 75468
Pattonville, TX / Lamar County

LISTING REPRESENTATIVE

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City / State / Zip

Paris, TX 75460

NOTES

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<https://www.glasslandandhome.com/>

This image shows a full page of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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