

**42.33 ACRES with LARGE SHOP/BARN/DO TO BE
COMPLETED**
7222 FM 905
Paris, TX 75460

\$599,999
42.33± Acres
Lamar County



42.33 ACRES with LARGE SHOP/BARND0 TO BE COMPLETED
Paris, TX / Lamar County

SUMMARY

Address

7222 FM 905

City, State Zip

Paris, TX 75460

County

Lamar County

Type

Ranches

Latitude / Longitude

33.595608 / -95.469495

Acreage

42.33

Price

\$599,999

Property Website

<https://www.glasslandandhome.com/property/42-33-acres-with-large-shop-barndo-to-be-completed-lamar-texas/117573/>



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Paris, TX / Lamar County

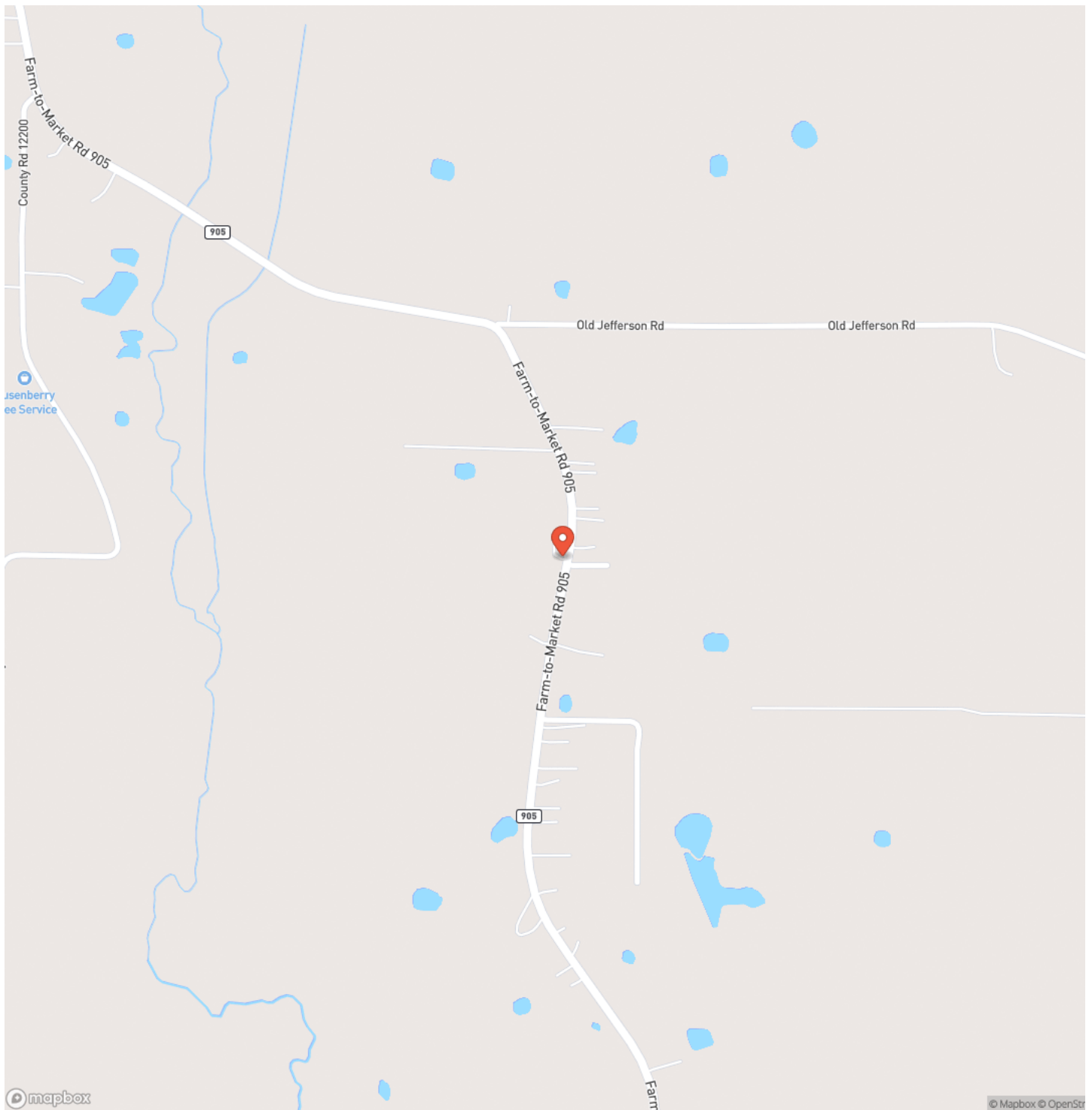
PROPERTY DESCRIPTION

This one is perfect for folks that want to experience Barndominium living with shop space on acreage! Located just a few mile south of Paris, Texas with easy Farm to Market, hard surface road straight into the city for shopping, eateries, religious facilities and Historic Downtown Plaza! You can have it all with this property. The land is ready for your cattle or horses or just a place to view the open pasture. The yet to be completed shop-barndo is ready for you to bring your vision and make it your own. The 60x80 enclosed space with upper and lower windows has been plumbed for a bathroom and utility room with the opportunity to expand plumbing. Electric breaker box is in place with ample room for providing service to the space as well as outdoors. There is a traditional septic system in place. All utilities are underground. The entire structure under roof including the over hangs is 110x120. Think of the interior as a two- story living space with a shop and covered outdoor patio-porch. There is a 14x14 roll up door that can accommodate an RV along with other openings. OR finish it out as a superior mancave shop to store all the farm and play equipment you could want. There is a pond on property, and the grassland is currently yielding near 70 bales of hay per cutting, 5' round bales. Located in the much desires Prairieland ISD. Property is complexly fenced with pipe fencing on the road front and barb wire on the other 3 perimeters. Whatever your dreams may be...this one could check all the boxes! No restrictions for usage...so sky is the limit!

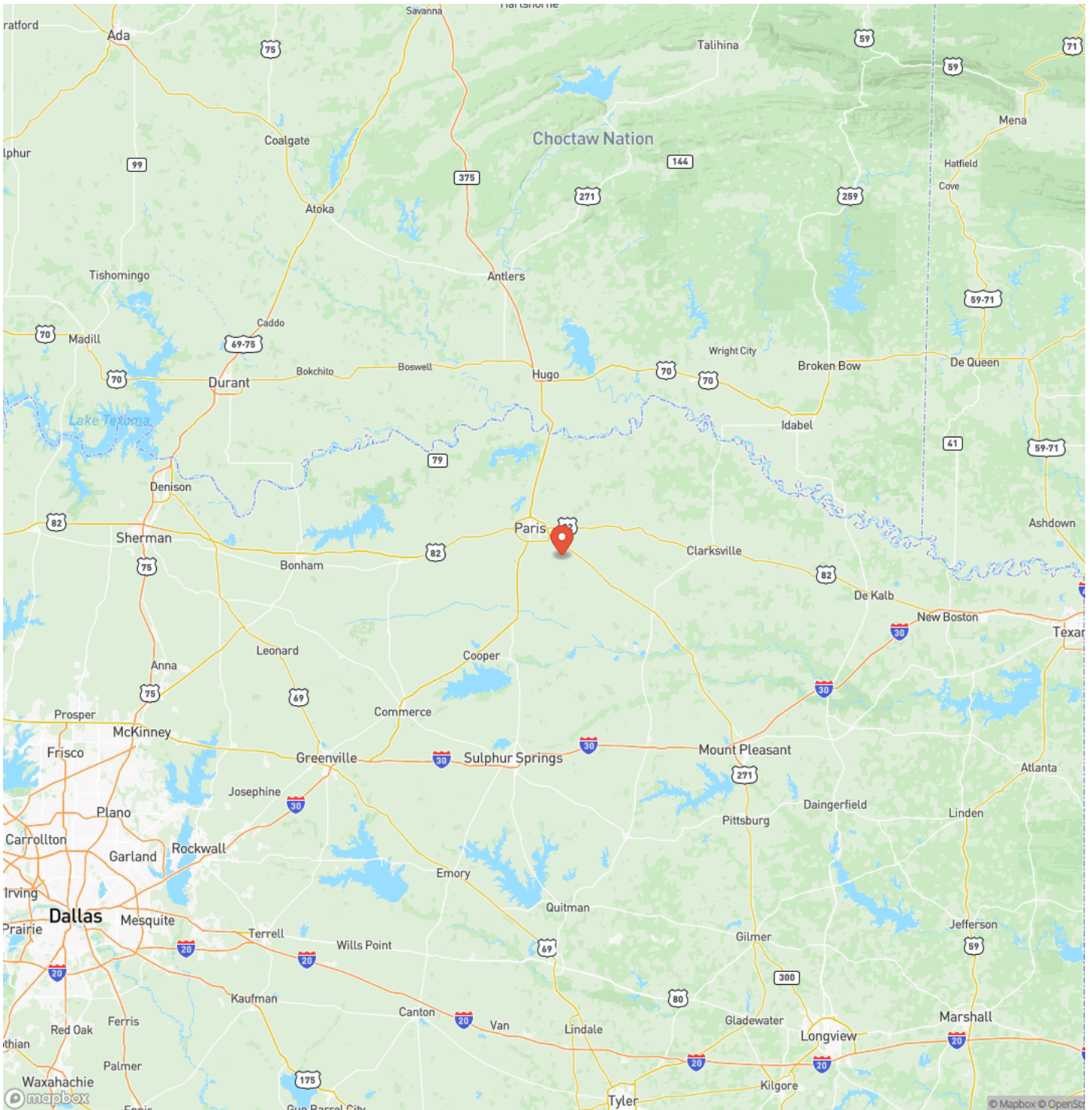
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Locator Map



Locator Map

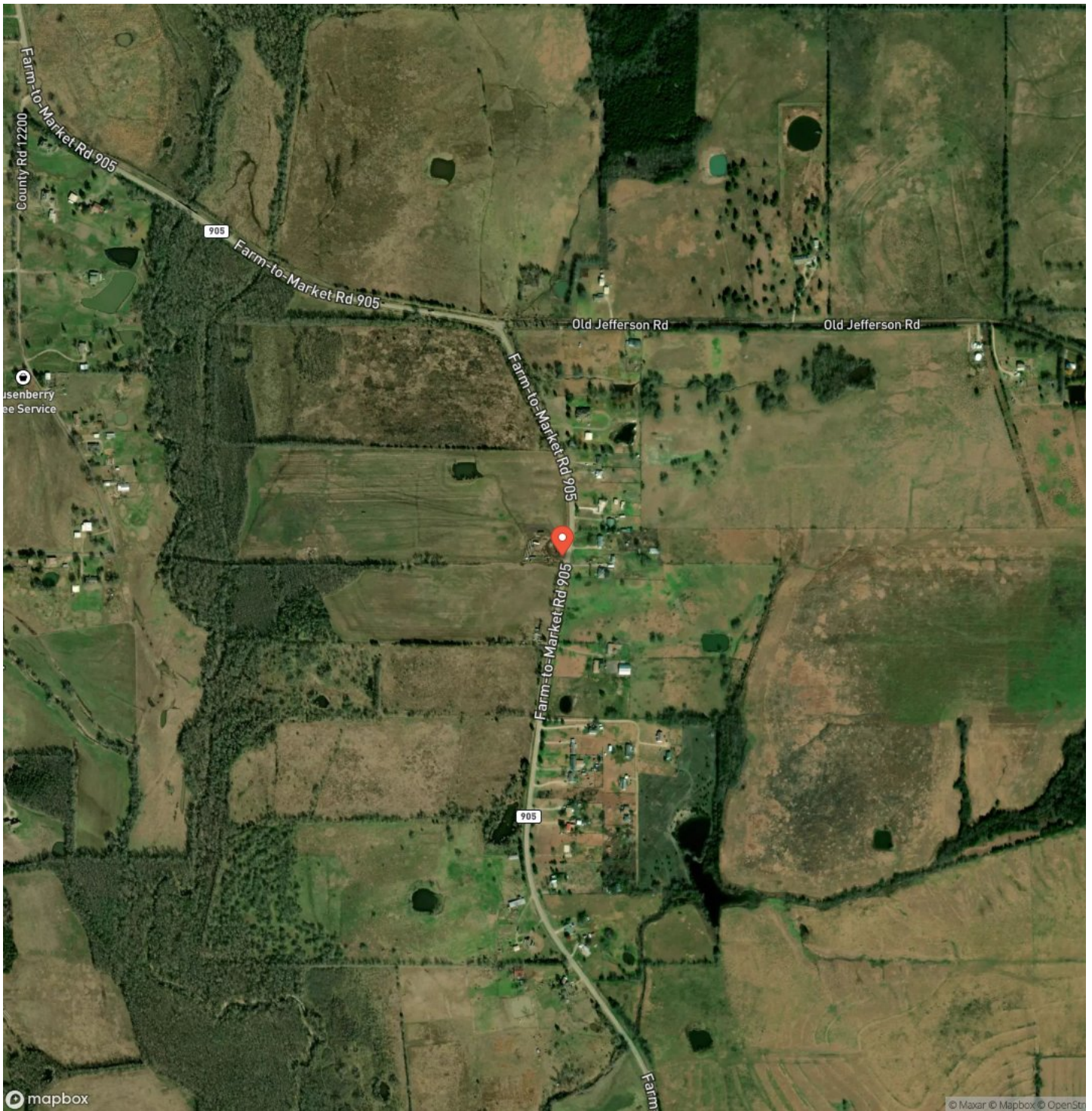


MORE INFO ONLINE:

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

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Satellite Map



Paris, TX / Lamar County

For more information contact:



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Paris, TX 75460

NOTES

NOTES

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

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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