0000 Farm Road 905 Paris, TX 75462
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Paris, TX 75462

$1,260,000
280± Acres
Lamar County







MORE INFO ONLINE:

https://www.glasslandandhome.com/

SUMMARY

Address
0000 Farm Road 905

City, State Zip
Paris, TX 75462

County
Lamar County

Type
Undeveloped Land, Ranches, Farms, Recreational Land, Hunting Land

Latitude / Longitude
33.493691 / -95.422107

Acreage
280

Price
$1,260,000

Property Website
www.glasslandandhome.com







PROPERTY DESCRIPTION

Discover 280 acres of versatile Texas land located in the desirable Clardy Community of southeastern Lamar County, just 20 minutes south of Paris, TX! Offering an outstanding combination of productive pastureland, native prairie grasses, mature hardwood timber, and recreational opportunities, this property is ideal for cattle ranching, hay production, hunting, or building your dream ranch. With extensive frontage along FM 905 and county road frontage on two sides, the property provides excellent accessibility and multiple entry possibilities. Native prairie grasses, scattered large mature oak trees, and multiple small ponds create an attractive landscape well-suited for livestock and wildlife. The property is ag exempt, unrestricted, with co-op electric and water available, offering flexibility for future improvements. Little Sandy Creek frontage provides a natural wildlife corridor and additional recreational appeal. Deer, hogs, and other small game make this an excellent hunting and recreational retreat. Whether you're looking to expand your cattle operation, produce hay, establish a legacy ranch, build your dream home, or simply enjoy the outdoors, this 280-acre property offers the acreage, diversity, and potential to do it all.



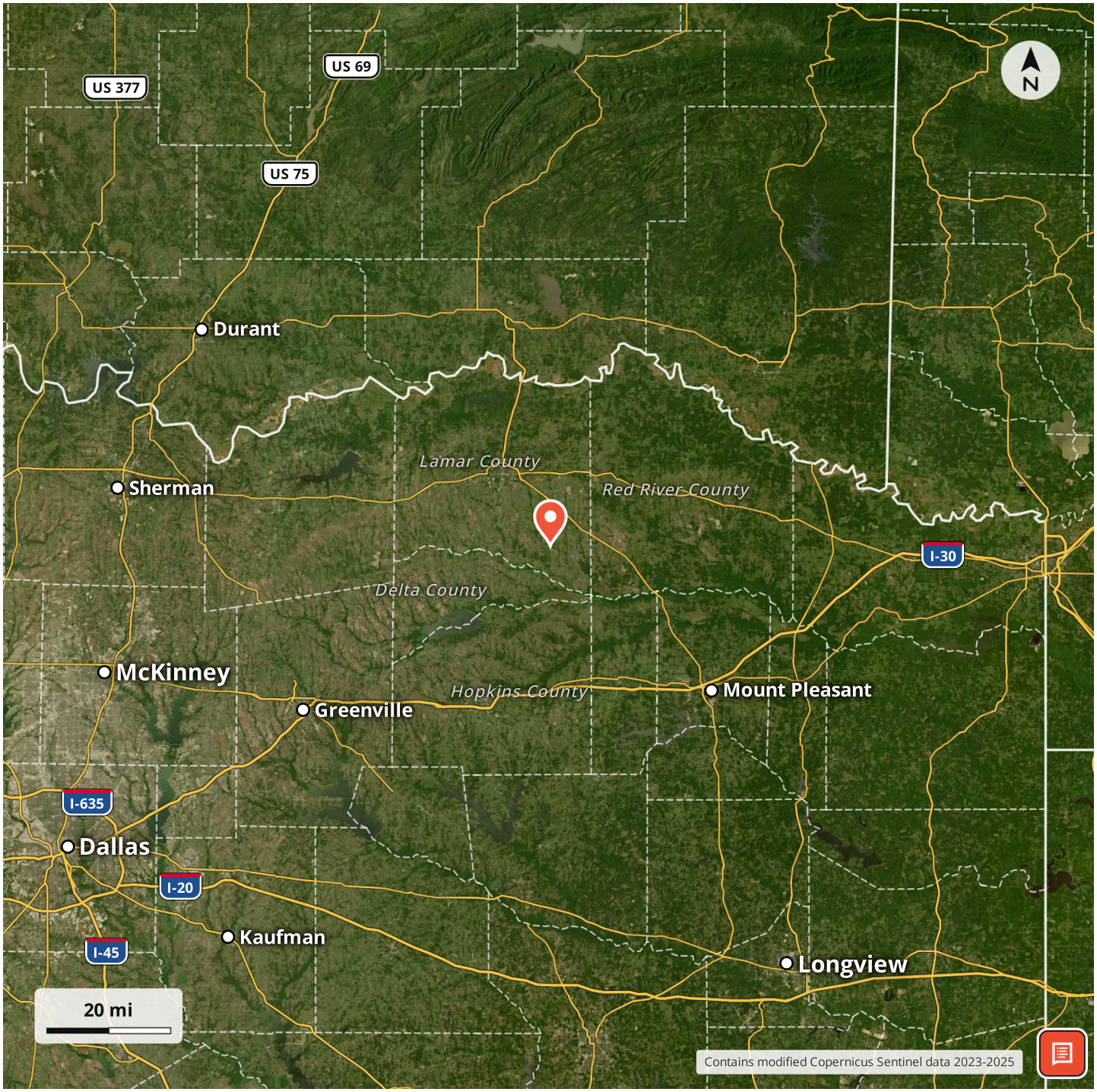




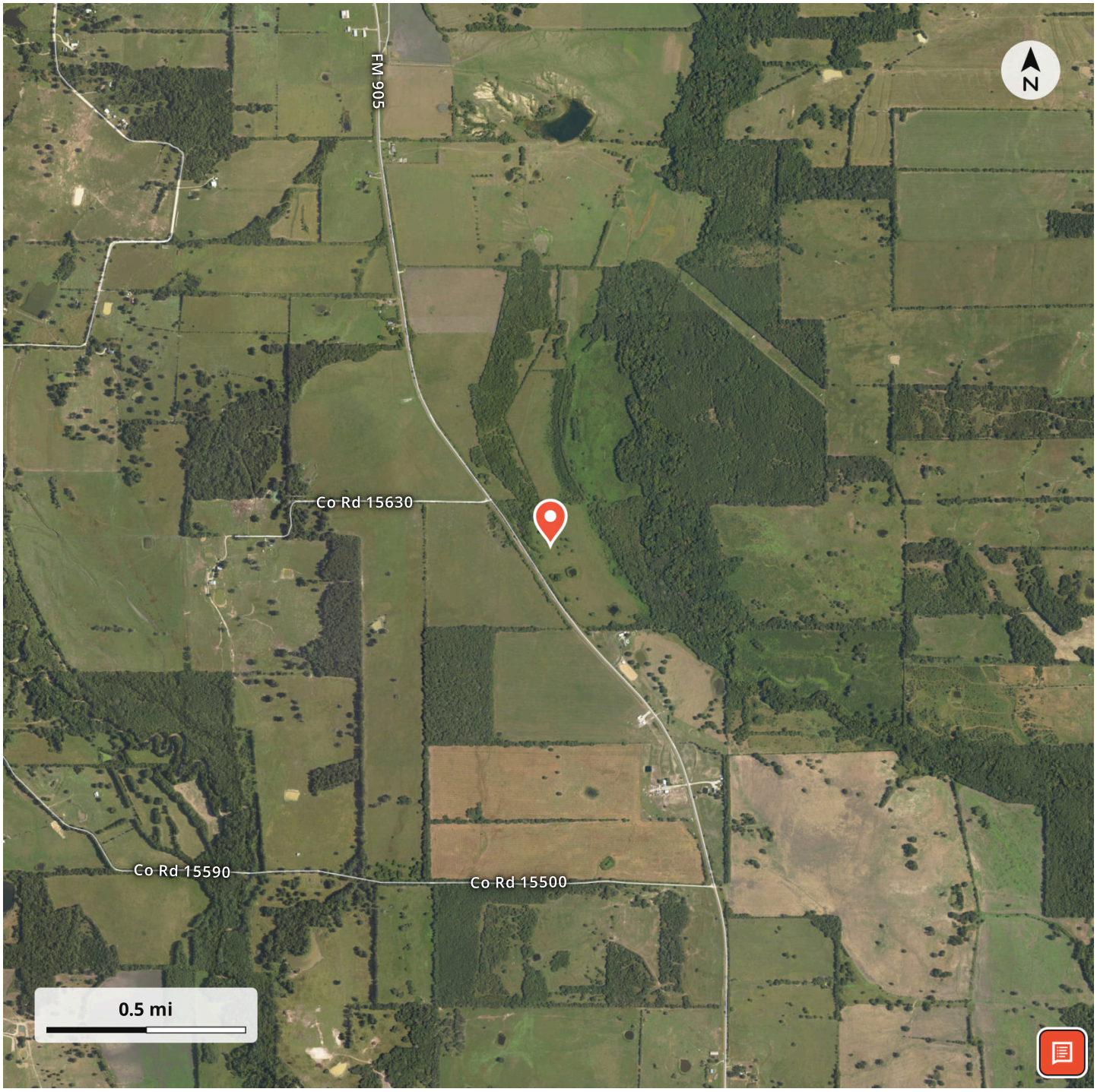

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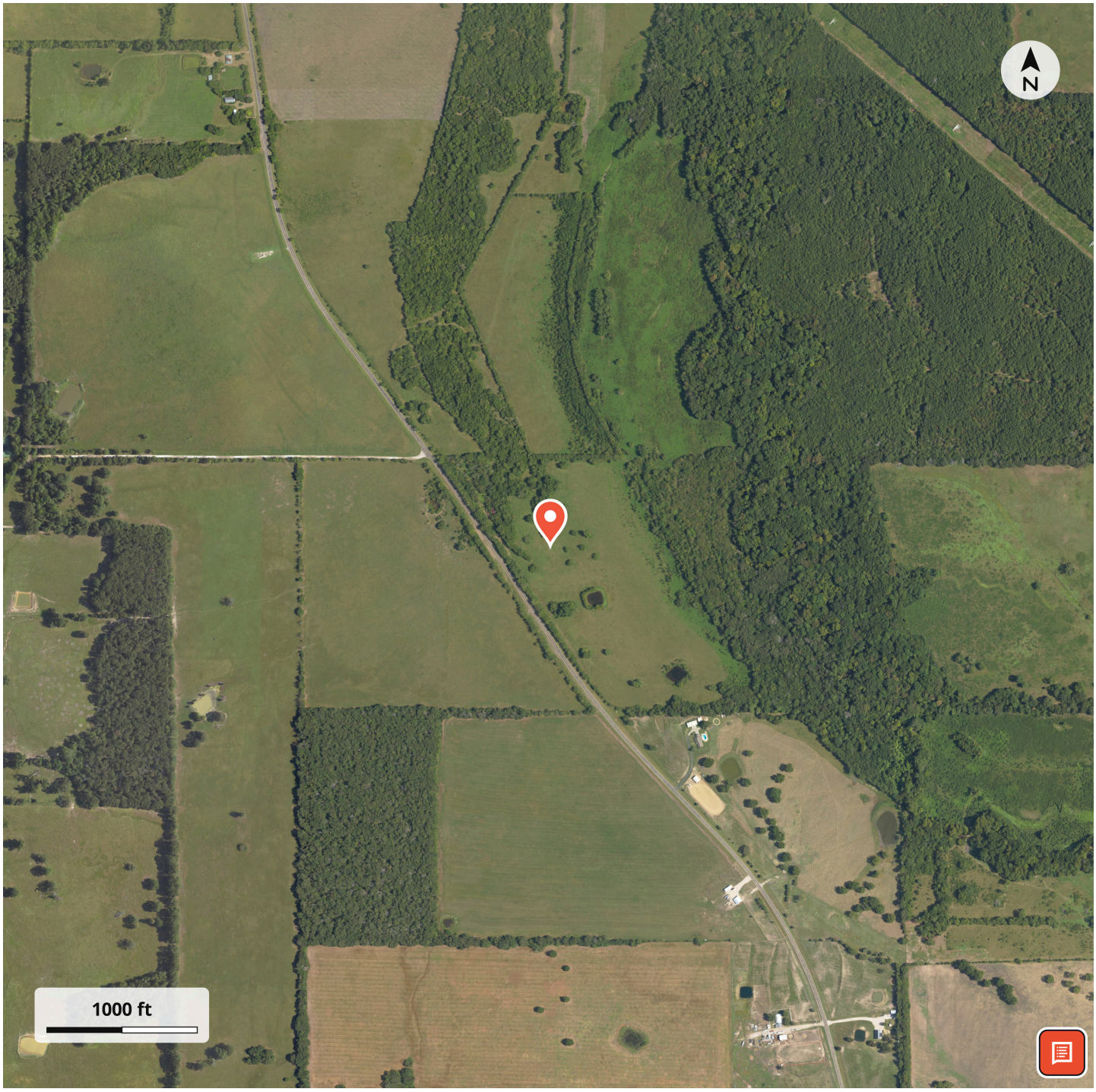
Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Bryan Glass

Mobile
(903) 517-5889

Office
(903) 785-8457

Email
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Address
2407 Lamar Ave. Ste. A

City / State / Zip
Paris, TX 75460

NOTES

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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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