

AltaTerra Premier Properties

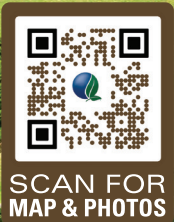
# For Sale

## LUXURY COUNTRY ESTATE

— LAST RIDE RANCH —



PARIS, TEXAS



Property Location: 5500 FM 195, Paris, TX 75462 | Contact For Pricing

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Kim Ross, REALTOR®/Auctioneer • 903-491-6797 • TX Lic #668511

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Discover this 26.78± acre estate, offering a unique blend of luxury and country living, located directly across from the Paris Golf & Country Club. This property provides privacy, convenience, and premium amenities. The property features a custom brick home, manager's quarters, equestrian facilities, and two stocked ponds, all fully fenced and meticulously maintained. With recorded water rights and a prime location along the sought-after FM 195 corridor, this turnkey estate is ideal for family living, equestrian use, or long-term agricultural investment.



PARIS, TEXAS

  
RANCH  
PROPERTIES  
A DIVISION OF UNITED COUNTRY REAL ESTATE

**AltaTerra**  
REALTY AND AUCTION LLC

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### Custom-Brick Home

The main home brings together comfort and refinement. High 10-foot ceilings, hardwood floors, recessed lighting, and a cozy gas fireplace create a warm, welcoming ambiance. The chef's kitchen is outfitted with granite countertops, custom cabinetry, a large island, a gas cooktop, and a walk-in pantry — perfect for both everyday living and entertaining. Formal dining, a dedicated office, and en-suite bedrooms offer both practicality and privacy for family or guests. The oversized two-car garage adds convenience and easy access.

*\*Furnishings negotiable*

### Manager's Quarters

This one-bedroom apartment, featuring a modern kitchen with a stainless-steel island, attached laundry, and a covered porch, is ideal for live-in help, a guest suite, or multi-generational living. For added flexibility, an attached man cave with a private bath provides an excellent workshop, recreation space, or guest lounge.



### Equestrian & Livestock Facilities

The barn with multiple stalls and covered turnouts is ready to go — fenced pastures provide ample room for horses or cattle. Meanwhile, the two stocked ponds offer year-round enjoyment — fishing, wildlife, water views — enhancing both the leisure and aesthetic value of the estate.

### Exceptional Water Rights Conveyance — A Rare and Valuable Asset

What truly elevates this property beyond typical country homes or small ranches in the area is the recorded conveyance of water rights. Per the recorded deed, the buyer will receive a 100% undivided interest in the Permit to Appropriate State Water, entitling the property to 14 acre-feet per year of irrigation or water use. This is not a “use-at-your-pleasure” surface-water allowance, but a fully transferable, legally documented water right — a rarity in properties of this acreage.

*For buyers interested in long-term agricultural value, irrigated hay fields, pond maintenance, livestock watering, or future development, these water rights provide a unique and valuable asset. They dramatically enhance both the functional use and long-term investment appeal of the property.*

### Location & Lifestyle: Premier Country Living

- Situated directly across from Paris Golf & Country Club — enjoy access to premier golf, tennis, swimming, social amenities, and clubhouse events just steps from your front gate.
- Still only minutes from downtown Paris, local schools, medical facilities, shopping, and dining — combining rural tranquility with urban convenience.
- Positioned along the sought-after FM 195 corridor, known for upscale homes, estates, and easy access to major roadways.
- Rolling pastures, mature trees, ponds, and well-kept neighboring properties create an atmosphere of privacy, prestige, and long-term value.
- Easy access to regional recreation, lakes, and countryside while still offering everyday conveniences — a rare balance in North Texas.



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