

AltaTerra Premier Properties

For Sale

243± ACRE OF PRIME TEXAS FARMLAND

RED RIVER COUNTY, TEXAS



uc
RANCH
PROPERTIES
A DIVISION OF UNITED COUNTRY REAL ESTATE

AltaTerra
REALTY AND AUCTION LLC



SCAN FOR
MAP & PHOTOS



Property Location: TBD County Road 1357, Clarksville, TX 75426 | **Listing Price:** Call For Pricing

AltaTerraPremier.com | 903-401-8184 | Premier@AltaTerraRealty.com



REALTORS'
LAND
INSTITUTE



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Serving Texas, Oklahoma, and Arkansas

Kristen Ross, REALTOR®/Marketing Expert, 903-491-6809 | TX Lic #668359

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

James Ross, REALTOR®, 903-272-4859 | TX Lic #074194



PRODUCTIVE LAND. AGRICULTURAL POTENTIAL.

Discover 243± acres of productive Northeast Texas farmland in Red River County. With desirable Class II and III soils, established Bermuda grass pastures, and existing infrastructure, this versatile property offers excellent potential for agricultural production, ranching, and long-term investment.

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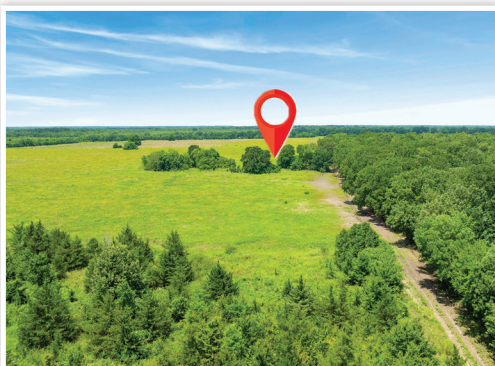
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243± ACRES



PROPERTY HIGHLIGHTS

- 243± contiguous acres
- Class II & III soils
- Row crop potential
- Strong soybean & corn area
- Bermuda grass pastures
- Water well installed in 2021
- Utilities available on-site
- Farm, ranch & investment potential

BUILT FOR AGRICULTURE. ROW CROP POTENTIAL.

Quality Class II and III soils and a strong regional history of soybean and corn production make this acreage well suited for continued agricultural use.

PASTURE & RANCHING

Established Bermuda grass pastures provide opportunities for cattle grazing, hay production, and other livestock uses.

INFRASTRUCTURE & FLEXIBILITY

A 2021 water well and on-site utilities add value and flexibility for agricultural operations or future improvements.

A VERSATILE TEXAS LAND INVESTMENT

From farming and ranching to recreational use or long-term land investment, this 243± acre tract offers the size, location, and versatility to support a variety of rural uses.

NORTHEAST TEXAS LOCATION

Located near Clarksville in Red River County, the property sits within an established agricultural region of Northeast Texas, offering productive acreage in a desirable rural setting.







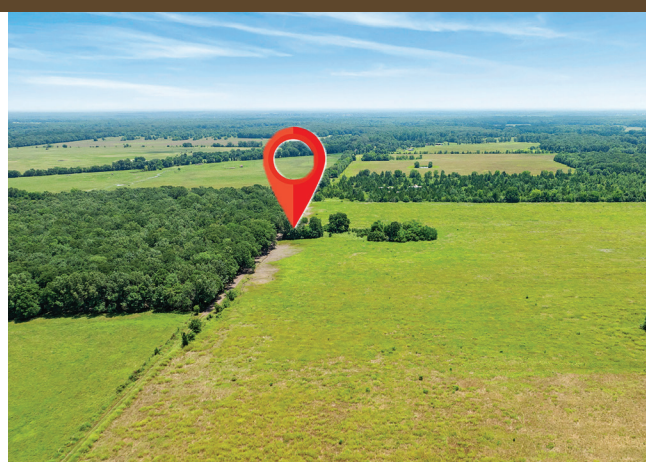
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For Sale

243± ACRE OF PRIME
TEXAS FARMLAND



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