

AltaTerra Premier Properties

# For Sale

PASTURE AND RANCH LAND  
108± ACRES

ROXTON, TEXAS



**AltaTerra Realty  
and Auction LLC**

**Property Location: FM 38, Roxton, Texas 75477 | Contact For Pricing**

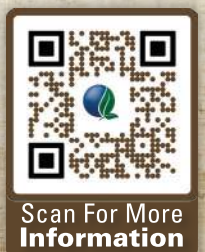
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Kim Ross, REALTOR®, Auctioneer  
903-491-6797 • TX Lic #668511

Premier@AltaTerraPremier.com







ROXTON, TEXAS

This property is ideal for cattle, farming, or hay production.



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# 108<sup>±</sup> ACRES



## Land

108<sup>±</sup> Acres of Houston  
clay Class II soils

Currently used for  
hay production with  
Common Bermuda and  
other native grasses

Hunting opportunities for  
White Tail Deer, Turkey,  
Ducks, and Hogs

Potential to develop into  
smaller ranchettes



## Water

Creek runs along the western  
side of the property

## Utilities

County water is available on the  
east side of FM 38, and county  
electricity is also available



## Location

10 miles southwest of Paris  
Dallas is less than 2 hours away  
Oklahoma is 25 miles away



## Also being offered as 2 separate Tracts

Tract 1 - 75<sup>±</sup> acres

Tract 2 - 33<sup>±</sup> acres





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Information



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