



\$957,312

HIGHWAY 24 RANCH

RECREATIONAL RANCH LAND FOR SALE

000 HWY 24 | Paris Texas

UNITED COUNTRY
ALTATERRA REALTY & AUCTION
1875 NE 17TH ST, Suite 120
Paris, Texas 75460
903.438.2585



The information contained in this brochure has been obtained from sources believed to be reliable and is believed to be correct, but the sellers, broker and auctioneers do not guarantee its accuracy. All distances, sizes, capacities, and similar measurements and figures are approximate. All information about properties should be independently verified by interested purchasers.

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HIGHWAY 24 RANCH

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PROPERTY SUMMARY



OFFERING SUMMARY

Sale Price: \$957,312

Lot Size: 225.25 ± Acres

Zoning: Agricultural



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DESCRIPTION



This property is located in Lamar County Texas six miles south of Paris, Texas. Located on State HWY 19/24, this property has frontage on HWY 24 and 3/4 miles of county road frontage. Less than 2 hours from Dallas and DFW area. 90 Miles from Texarkana, TX. This 225 acres offers a diverse property to enjoy the hunting, fishing and recreational opportunities. Hardwood, cedar and open areas make for premium hunting and recreational opportunities on the property. Large Whitetail deer, hogs, turkey and some bobcat are just a few of the local game located on this premier property. Located in the Mississippi flyway, duck hunting is exceptional on the almost 3-acre lake. Enjoy great fishing on the almost 3-acre lake. Bass, catfish and crappie can be caught all day long off the pier. Auds Creek runs along the eastern boundary, creating additional water source for habitat for local game. All owned minerals to be conveyed.

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HIGHWAY 24 RANCH

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AERIAL PHOTOS

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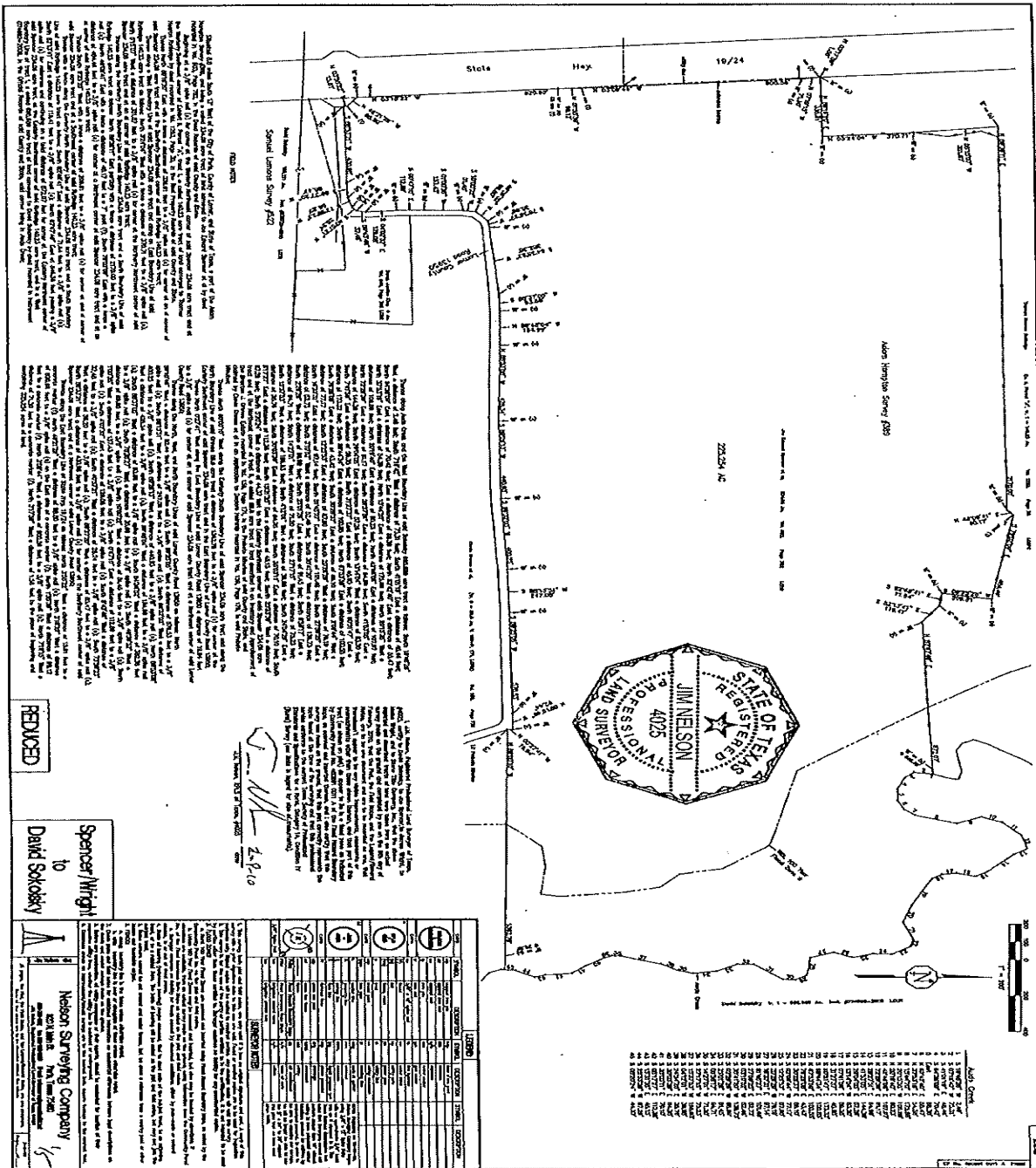
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SURVEY



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HIGHWAY 24 RANCH

000 HWY 24 | Paris TX

APPENDIX

AltaTerra Realty & Auction

JW Ross

Broker & Owner | Land Pro

Cell:

(903) 491-1719

Email:

jw.ross@altaterrarealty.com



- Real Estate Career Started In 2002
- Broker & Owner of United Country AltaTerra Realty & Auction, Founded in 2011
- Licensed in Texas, Oklahoma, and Arkansas
- Premier Property Specialist of: Ranch, Recreational, Wind, and Solar
- \$150MM+ In Sales
- 100,000+ Acres Sold
- Multiple Designations
- RLI Member
- UC Realtree Land Pro
- Past Vice President of Paris Board of Realtors
- Air Force Veteran
- Multiple Award Winning Recognitions

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IABS



11/2/2015



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

United Country Altaterra Realty & Auction

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

J.W. Ross

Designated Broker of Firm

9000813

License No.

altaterra@altaterrarealty.com

Email

(903)438-2585

Phone

496806

License No.

jw.ross@altaterrarealty.com

Email

(903)438-2585

Phone

Licensed Supervisor of Sales Agent/
Associate

License No.

Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

United Country AltaTerra Realty & Auction, 1875 NE 17th St. Paris, TX 75460
J.W. Ross

Information available at www.trec.texas.gov

IABS 1-0 Date

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Phone: 903-491-1719 Fax:

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