



1159 RANCH

COUNTRY HOME PROPERTY FOR SALE

1949 FM 1159 | Clarksville 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.

www.altaterrarealty.com

PROPERTY OVERVIEW

SUMMARY

Perfect Recreational Ranch Home on 14+/- acres in Red River County! This 2269 SQFT home is located off 1159 in beautiful Clarksville TX. Brick exterior with new paint and roof. Large living room with dramatic wall to wall fireplace, excellent for those chilly nights. Kitchen has brand new granite counter tops, recently refinished cabinets and stainless-steel appliances. All the bedrooms have new carpet and bathrooms have been completely refinished with new vanities and tiled shower. Master bedroom has private office room and a walk-in-closet with built-ins. Also located on the property is a nice size Mother-in-law suite with all new floors, paint and bathroom. Kitchenet has plenty of storage space. Property is 14.86 acres with a large pond, great for recreational fishing. This home has it all! Contact United Country AltaTerra Realty today for your private showing and for more information!

JUST LISTED

PROPERTY HIGHLIGHTS

Sale Price:	\$439,000
Lot Size:	14.86 ± Acres
Square Feet	2,250
Bedrooms:	3
Bathrooms:	2
Extras:	Guest Quarters



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.

www.altaterrarealty.com

PROPERTY PHOTOS



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.

www.altaterrarealty.com

PROPERTY MAP



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.

www.altaterrarealty.com

APPENDIX



AltaTerra Realty and Auction LLC

AltaTerra Realty & Auction

Kristen Strunc
REALTOR®

Cell: (903) 491-6809
Email: kristen.ross@altaterrarealty.com



Kristen Strunc joined the AltaTerra Realty & Auction team in 2013 after pursuing a Bachelor's degree in Business Marketing. She completed her real estate classes through Kaplan University and is looking to work along-side with buyers and sellers in their real estate dreams. Kristen has been recognized as a Multi-Million Dollars Producer since her first year as a Realtor. Kristen also works as the Marketing Manager for AltaTerra Realty & Auction and is responsible for managing marketing, advertising and promotional staff and activities at a company. She takes steps to measure, enhance, and enrich the position and image of a company through various goals and objectives. As the Marketing Manager she works hand-in-hand in the office with all the agents to provide the highest possible efficiency. Her motto of "No excuses accepted" ensures she is exceeding all expectations and helps her make sure that the job always gets done. Outside of work, Kristen is a part of many Local boards which includes: Ambassador of Lamar County, Co-Chairman for the Commercial Division for United Way of Lamar County and actively works on 3 Committees for Paris Board of Realtors. Kristen attends Church and likes to spend time with her family. She enjoys Sunday mornings, country rides and learning to do new things. Kristen is a proud Mother of 2 beautiful girls, Rhylinne Lynette and Autumn Elaine and has been married to her Highschool Sweetheart, Michael Strunc, for 4 years. Kristen allows her faith in God and her faith in family to guide her in life and she looks forward to working with you on any dream possible.

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.

www.altaterrarealty.com