



\$1,890,000

NORTHEAST TEXAS RANCH

CATTLE & RECREATIONAL LAND PROPERTY FOR SALE

TBD CR 3340 | English Texas

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



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PROPERTY SUMMARY



OFFERING SUMMARY

Sale Price: \$1,890,000

Lot Size: 380 ± Acres

Features: 3,500 SQFT Home

PROPERTY OVERVIEW

Latitude: 33.68267

Longitude: -94.83520

Ponds: 7

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DESCRIPTION



380 Acre premier North East Texas Ranch for sale in Red River County Texas. This dual-purpose ranch offers you the best of both worlds with 180 acres fenced and crossed fenced in 60 acre tracts. Soils include majority of Wrightsville series along with Annona and Sandy loam. There are cattle pens along with several different hay barns and structures. The additional 200 acres are being used for recreation, there are several scenic trails on this property. There are 5 ponds on the cattle side of this ranch and 2 large ponds on the recreational side. The largest pond is 10 acres stocked with bass and crappie with a peninsula offering a variety of use. Currently there are 60 head of cattle being run on the property.

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AERIAL PHOTOS

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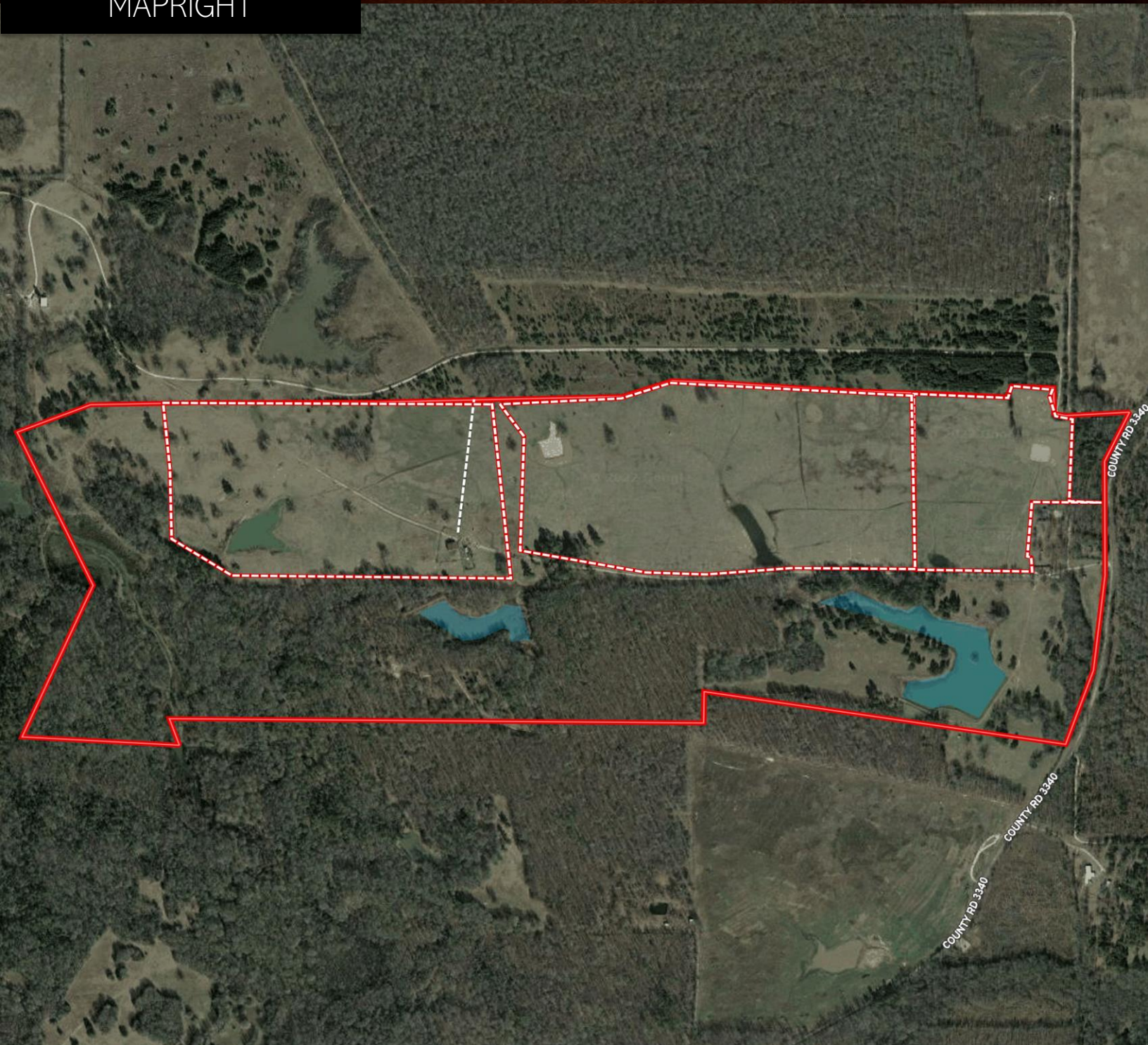
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APPENDIX

AltaTerra Realty & Auction

Michael Strunc

REALTOR | Auctioneer

Cell:

(903) 341-0208

Email:

mstrunc@altaterrarealty.com



Michael Strunc joined the United Country AltaTerra Team in 2018, after successfully completing his real estate license through Brightwood University. In 2019, after attending America's Auction Academy, he obtained his Auctioneer's license. Michael made the industry leap to Real Estate and Auction Management from Auto sales management, to become his own boss and manage his life on his schedule. Michael Strunc was born and raised in Bogata TX, where he graduated Rivercrest Highschool to pursue a bachelor's at Grayson County College in Sherman. Michael married his wife, Kristen Strunc in 2016 and they have 2 beautiful daughters, Rhylinne Lynette and Autumn Elaine. Being married into a successful "Real Estate Family", Michael has been learning about Real estate long before achieving his license. As an entrepreneur, Michael has been buying and selling his own rental property for years now and cannot wait to build a personal, 1 on 1 repour with his clients to show them how it's done. Michael is passionate about the needs and goals of his clients, and he specializes in bringing peace of mind to home sellers who have previously struggled with selling their home on their own or with another agent. As Michael states, "Not only do you have to know the market, you have to know your client. That personal connection helps build the trust in the transaction and helps me better understand their wants and needs as their Realtor. The American dream is to have somewhere to call home... spend time with loved ones and make those unforgettable memories. I'm so lucky to get to be a part of that search and get them to that close table!" Whether it's a sale of a property, purchase of a property or an auction of a property, Michael will provide all his clients the special attention and expert knowledge to get the job done.

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