

AltaTerra Premier Properties

For Sale

344.31± ACRES

PASTURE • RANCH • DEVELOPMENT • FARMING



BROOKSTON, TX



RANCH
PROPERTIES
A DIVISION OF UNITED COUNTRY REAL ESTATE

AltaTerra
REALTY AND AUCTION LLC



Property Location: TBD CR 24800, Brookston, TX 75421 | **Contact For Pricing**

AltaTerraPremier.com

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

Premier@AltaTerraPremier.com





BROOKSTON, TX

This piece of land in the community of Brookston in Northeast Texas can be used for cattle, hay production, farming operations, or even as an investment for future development.



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Land

- 344± acres of Houston Clay Class II, Austin Silty Clay Class III, and Stephen Silty Clay Class III soils
- Historically, it has been utilized for hay production with Common Bermuda and other native grasses
- It can easily be turned into a farming property
- Exceptional hunting in the area:
White Tail Deer, Turkey, Ducks, and Hogs
- County road frontage

Development

- Setup for current or future development
- It could be split into several tracts

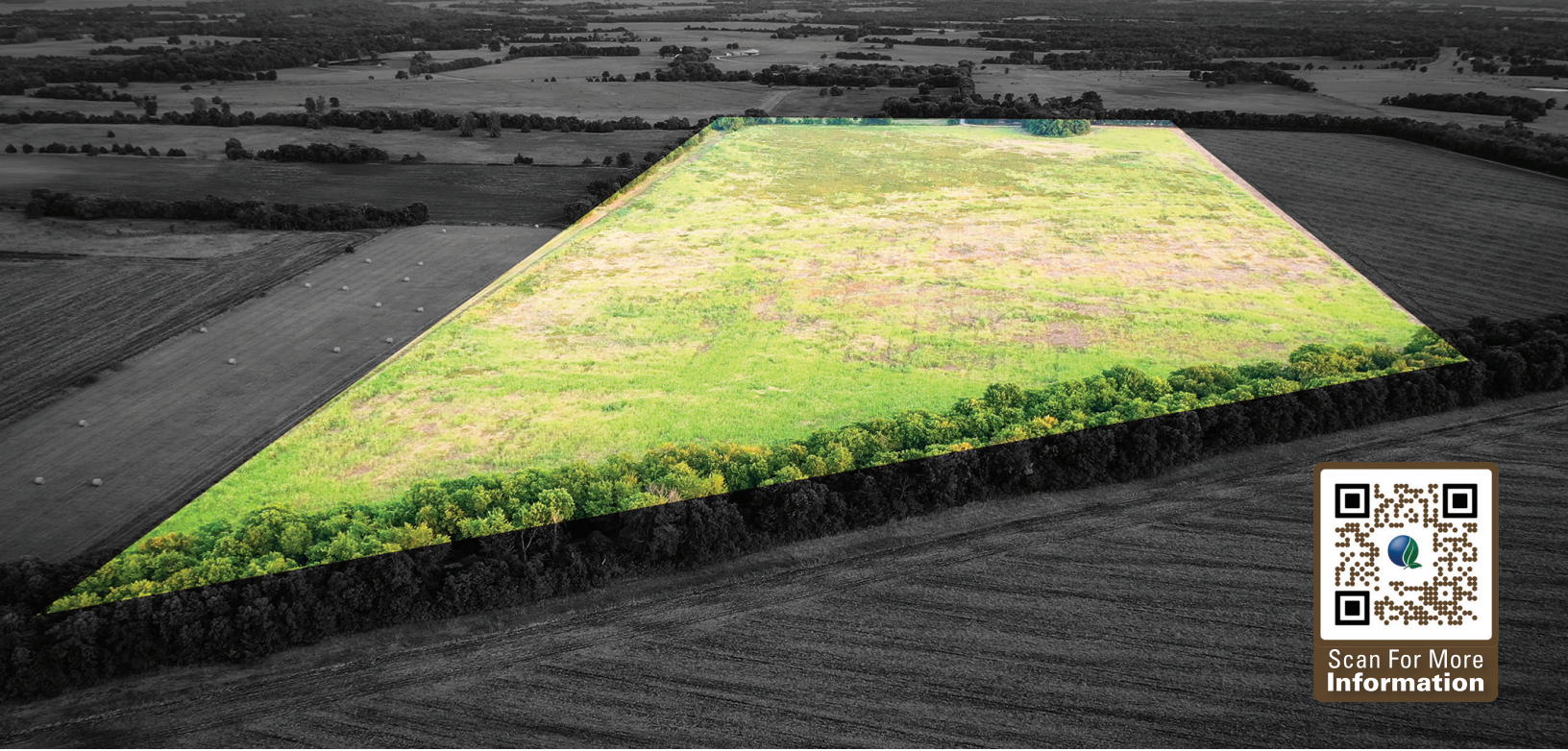


Water

- Lamar County Water has a 2" line running along the county road to the property
- Small pond

Location

- 10± miles southwest of Paris
- Less than 2 hours from Dallas
- 30± miles from Oklahoma



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