AltaTerra Premier Properties

For Sale 472± ACRE CATTLE RANCH



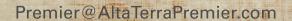
Property Location: County Road 14750, Paris, TX 75462 | Contact For Pricing

AltaTerraPremier.com



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Kim Ross, REALTOR®, Auctioneer • 903-491-6797 • TX Lic #668511 Kristen Ross, REALTOR® / Marketing Expert • 903-491-6809 • TX Lic #668359







A highly productive and well-maintained 472-acre cattle ranch offering fertile soils, abundant water sources, high-quality grazing pastures, exceptional fencing, and strategically located to run a sustainable and effective livestock operation.



472± ACRES



Land & Soil Quality

The ranch is located in the Texas
Blackland Prairie region and features
highly fertile clay soils. These soils
maximize forage production and
support healthy livestock grazing
and hay production, ensuring
sustainable ranch operations.



Water Resources

Hickory Creek, a year-round water source, runs through the ranch, and several stocked ponds are strategically placed throughout the property, offering ample and reliable water supply to support cattle and wildlife year-round.



Grazing & Pasture Management

The ranch features highly productive native and improved grasses, allowing for efficient herd movement and pasture preservation:

Bermudagrass – Ideal for high-yield grazing and hay production.

Bahia grass – Known for drought resistance and extended grazing seasons.

Native forage grasses – Offer diverse nutrition for cattle.

Livestock Infrastructure

The perimeter and cross-fencing are in excellent condition and built for long-lasting durability.

Working pens and handling facilities ensure smooth cattle operations, making this a turnkey ranch for livestock production.



Prime Location & Development Potential

Extensive road frontage along County Road 14750.

Subdivision potential, allowing for multiple ranching operations or homestead developments.

Minutes from Paris with access to major highways, feed suppliers, and ranching resources.

Proximity to Livestock Sale Barn

Paris Livestock Auction – Weekly cattle sales provide strong market access for livestock operations.

Cattlemen's Livestock Commission Co. –
A nearby auction facility that ensures competitive pricing and consistent market opportunities.





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