

1302 County Road 14720 Paris, TX 75462
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\$1,225,000
127± Acres
Lamar County



1302 County Road 14720 Paris, TX 75462
Paris, TX / Lamar County

SUMMARY

Address

1302 County Road 14720

City, State Zip

Paris, TX 75462

County

Lamar County

Type

Residential Property

Latitude / Longitude

33.487936 / -95.545473

Dwelling Square Feet

3376

Bedrooms / Bathrooms

3 / 2.5

Acreage

127

Price

\$1,225,000

Property Website

<https://www.glasslandandhome.com/property/1302-county-road-14720-paris-tx-75462-lamar-texas/85796/>



MORE INFO ONLINE:

<https://www.glasslandandhome.com/>

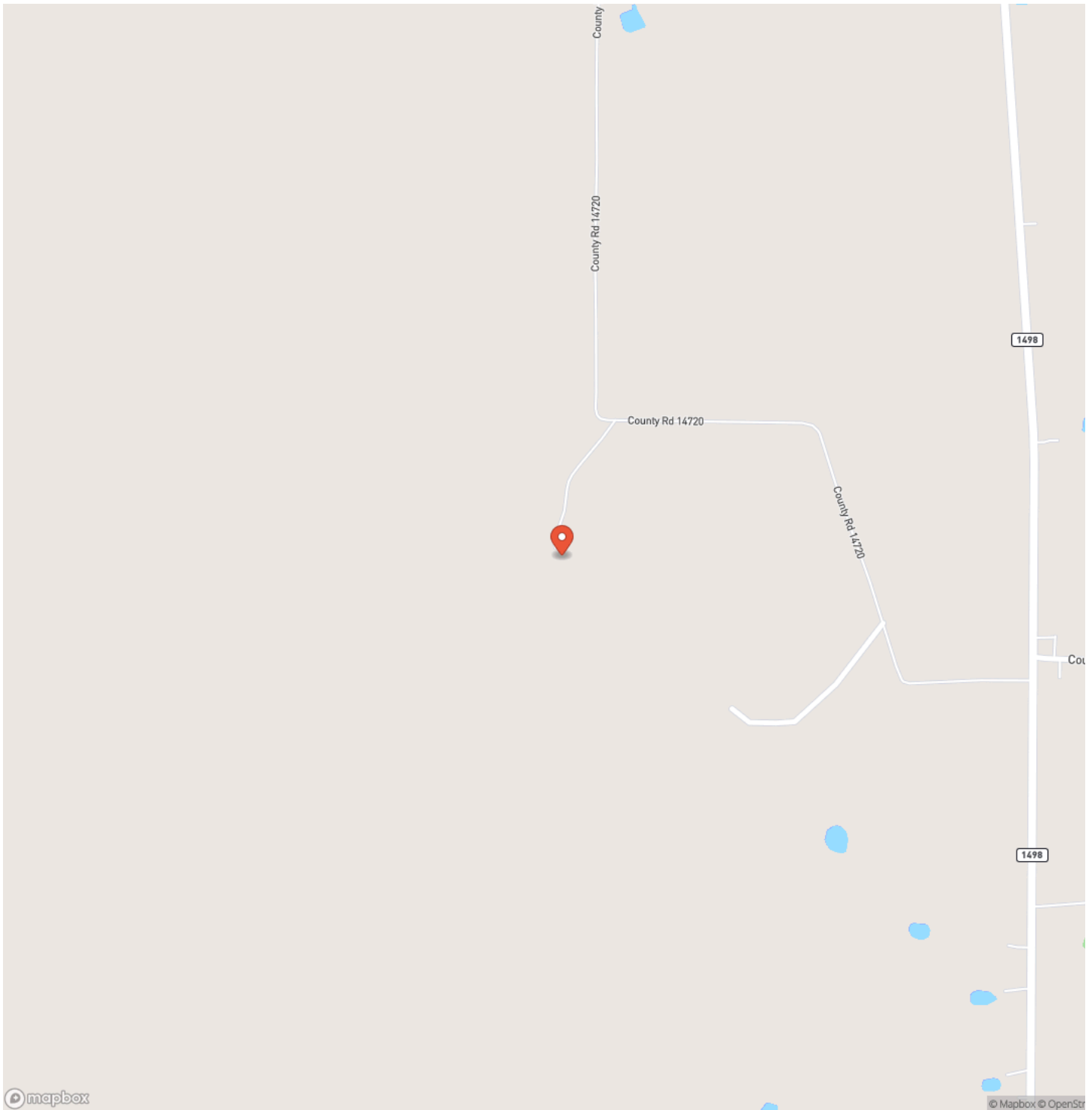
PROPERTY DESCRIPTION

Beautiful custom built Donald Gardner home situated on 127 rolling acres located in Southern Lamar County, Texas. Built in 2000, this 3376 sq ft 3 bedroom 2.5 bath home offers custom finish outs, granite countertops, 3 living spaces and an additional bonus or game room upstairs. Custom cabinetry and craftsmanship, large gas log fire place and many many extras! Step outside and relax under the covered porches and enjoy the immaculate landscaping, flowers, fruit trees, garden area with green house and large shade trees. The ranch offers seclusion yet just a short 15 minute drive to Paris and all modern conveniences. 3 stocked ponds with Florida bass, catfish and bluegill as well as ample amounts of deer and hogs for the avid sportsman. The Ranch offers 180 native pecan trees with a history of harvest records available. Hay production has been what this ranch has hung its hat on with quality spring and summer grasses and multiple cuttings a year. Various types of soil from rich Huston Black in the bottom along Auds Creek to Sandy Loam up on the hills. Adjacent to the home you will find 2 workshops on the ranch, a 50x50 with 14 ft roll up doors and a 20x40 up at the front gate with water and electric and ideal for equipment storage and projects. Located just 1.45 hours NE of DFW, the Splawn Ranch is ready for you to enjoy for the next generation.

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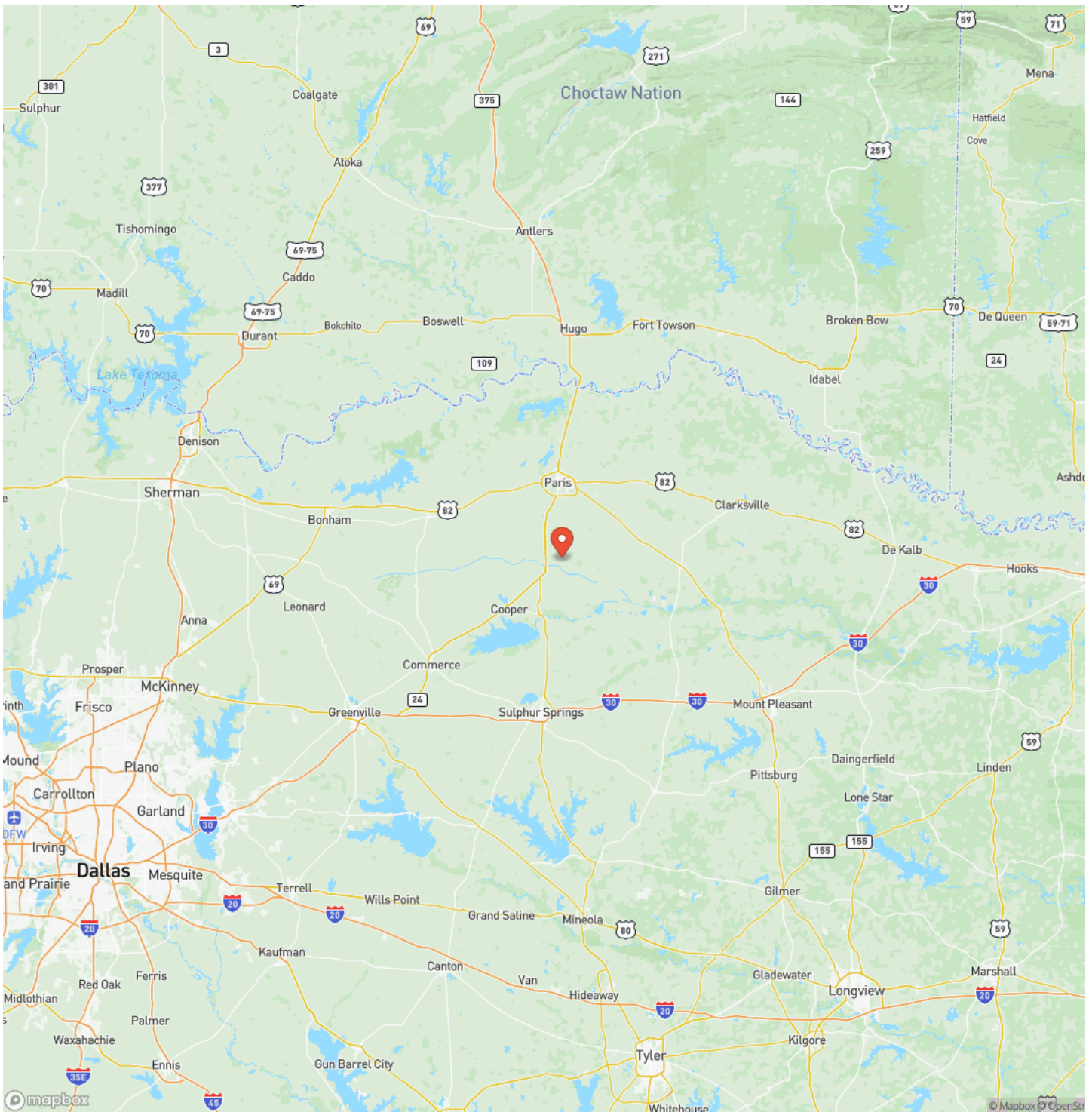


Locator Map



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Locator Map



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1302 County Road 14720 Paris, TX 75462
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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

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City / State / Zip

NOTES

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<https://www.glasslandandhome.com/>

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Glass Land & Home
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