

TBD County Road 12530 Paris, TX 75462
County Road 12530
Paris, TX 75462

\$371,520
61.920± Acres
Lamar County



MORE INFO ONLINE:

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

TBD County Road 12530 Paris, TX 75462
Paris, TX / Lamar County

SUMMARY

Address

County Road 12530

City, State Zip

Paris, TX 75462

County

Lamar County

Type

Recreational Land, Undeveloped Land, Horse Property, Hunting Land

Latitude / Longitude

33.591765 / -95.49207

Acreage

61.920

Price

\$371,520

Property Website

<https://www.glasslandandhome.com/property/tbd-county-road-12530-paris-tx-75462-lamar-texas/57620/>



MORE INFO ONLINE:

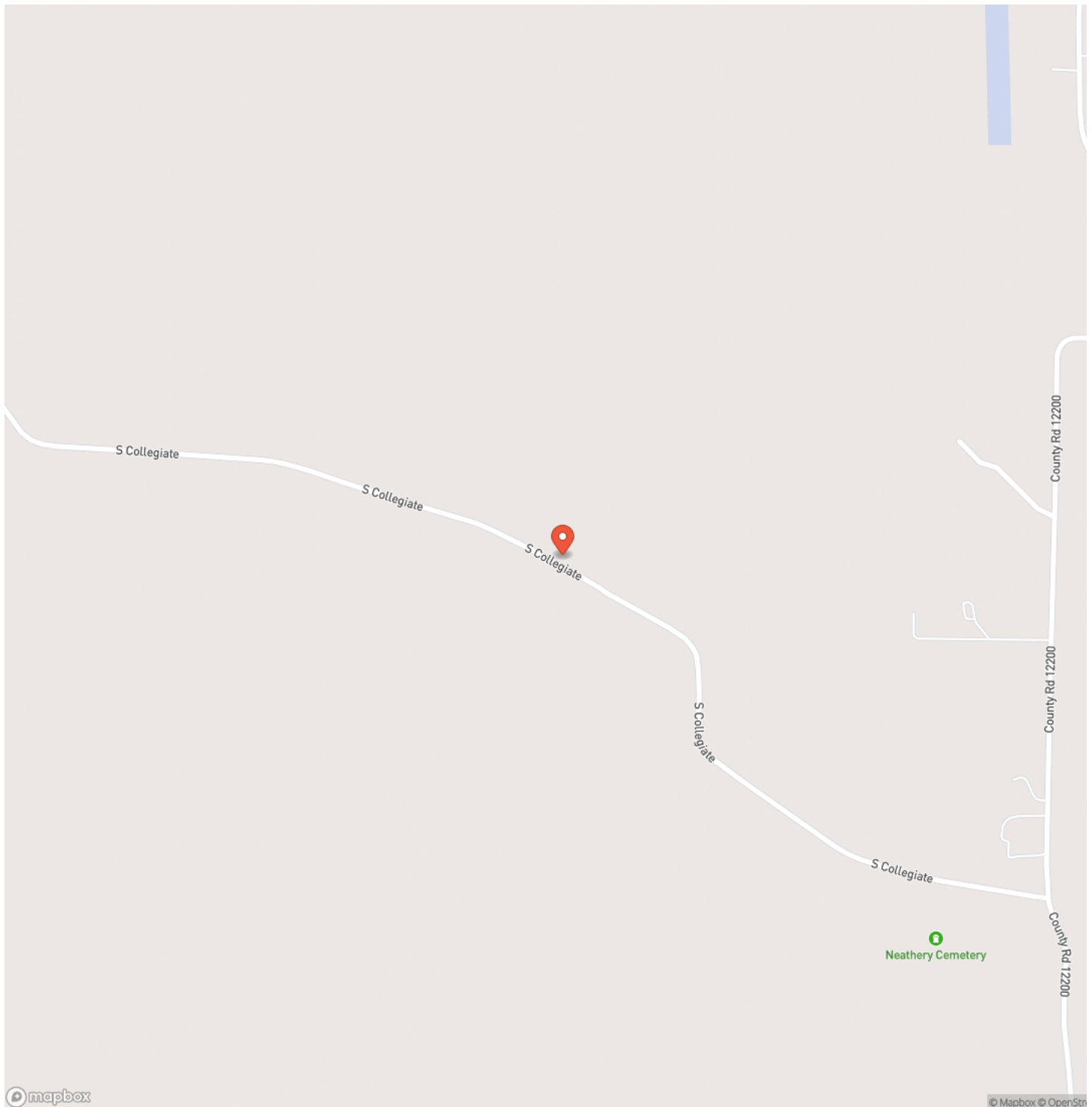
<https://www.glasslandandhome.com/>

PROPERTY DESCRIPTION

Discover your ideal land for future development or agriculture use on this expansive 61.9-acre property located just south of Paris, Texas in the Marvin Community. The land is fenced and cross-fenced, featuring well-maintained grasslands that have been regenerately farmed for over four years. It boasts convenient access via two entrances from a paved blacktop county road, Scattered trees provide natural beauty and shade, while a substantial live water creek runs through the rear of the property. A stocked pond ensures reliable water source for livestock grazing and offers opportunities for fishing, boating, and hunting. The soil is rich in Houston black soil, ideal for various agriculture endeavors. Located just 10 minutes from town and all amenities, this property checks all the boxes!

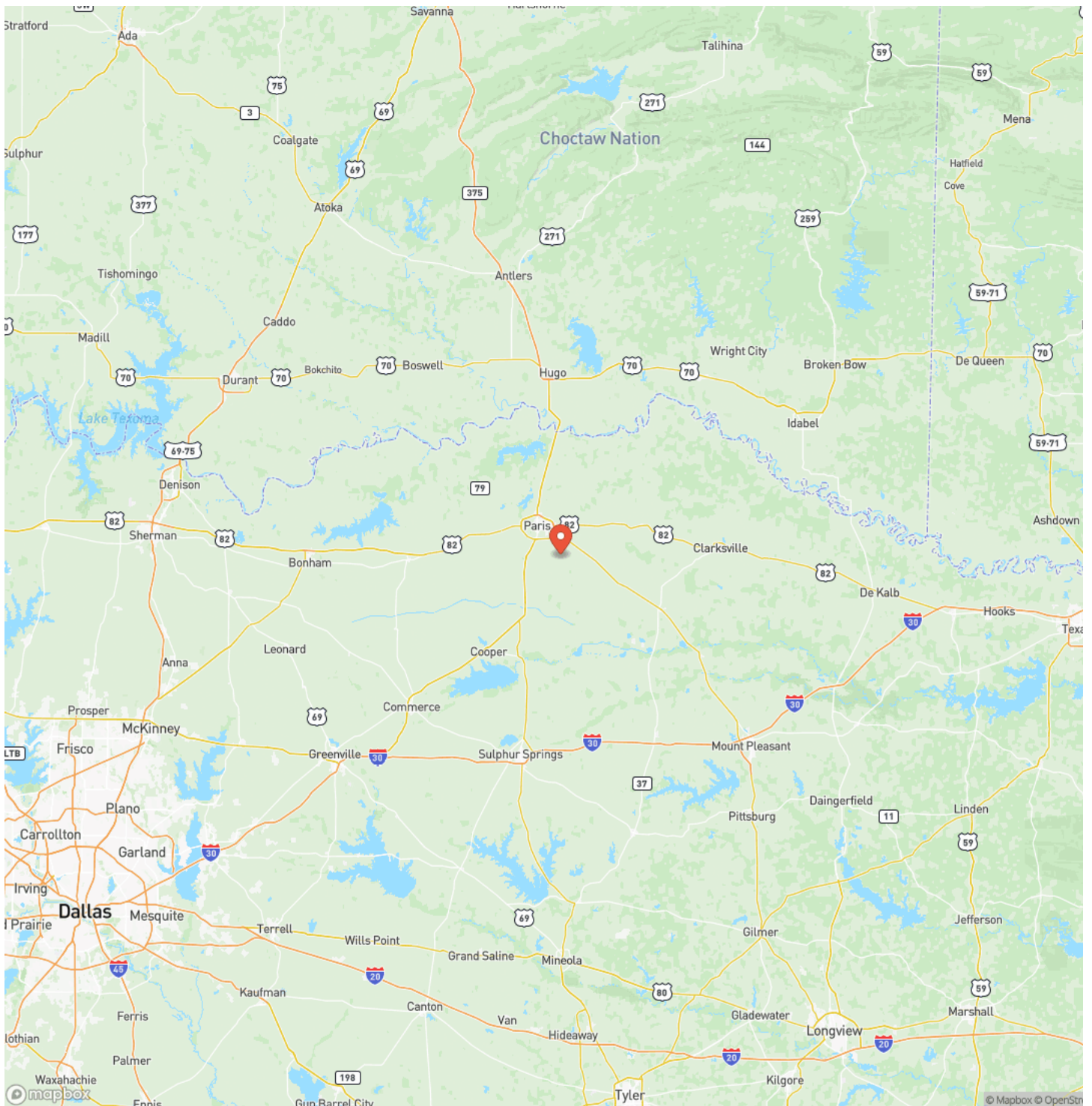


Locator Map



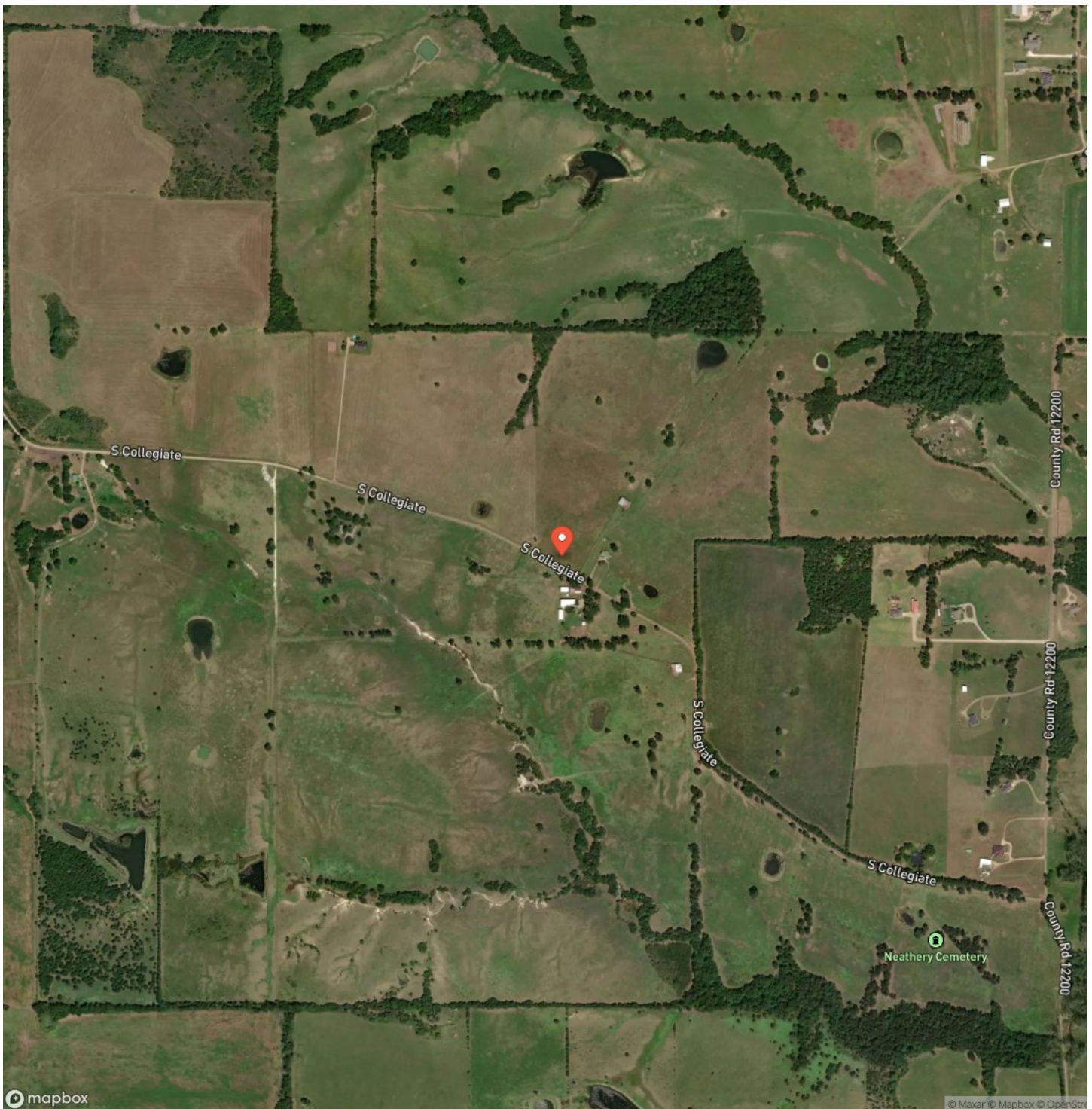
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Locator Map



MORE INFO ONLINE:

Satellite Map



MORE INFO ONLINE:

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Paris, TX / Lamar County

LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

Paris, TX 75460

NOTES

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8

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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.

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

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.

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