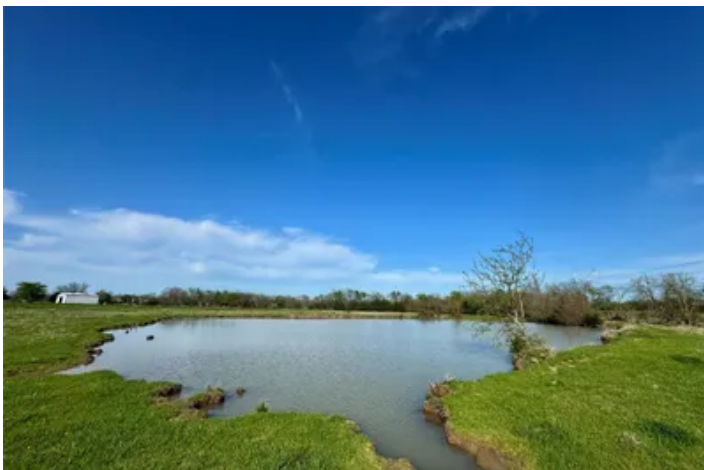


Tract 1 CR 23900 Brookston, TX 75421
1034 CR 23900
Brookston, TX 75421

\$420,000
60.700± Acres
Lamar County



Tract 1 CR 23900 Brookston, TX 75421
Brookston, TX / Lamar County

SUMMARY

Address

1034 CR 23900

City, State Zip

Brookston, TX 75421

County

Lamar County

Type

Undeveloped Land, Hunting Land, Farms, Ranches, Recreational Land

Latitude / Longitude

33.636058 / -95.666629

Acreage

60.700

Price

\$420,000

Property Website

<https://www.glasslandandhome.com/property/tract-1-cr-23900-brookston-tx-75421-lamar-texas/79351/>



Tract 1 CR 23900 Brookston, TX 75421
Brookston, TX / Lamar County

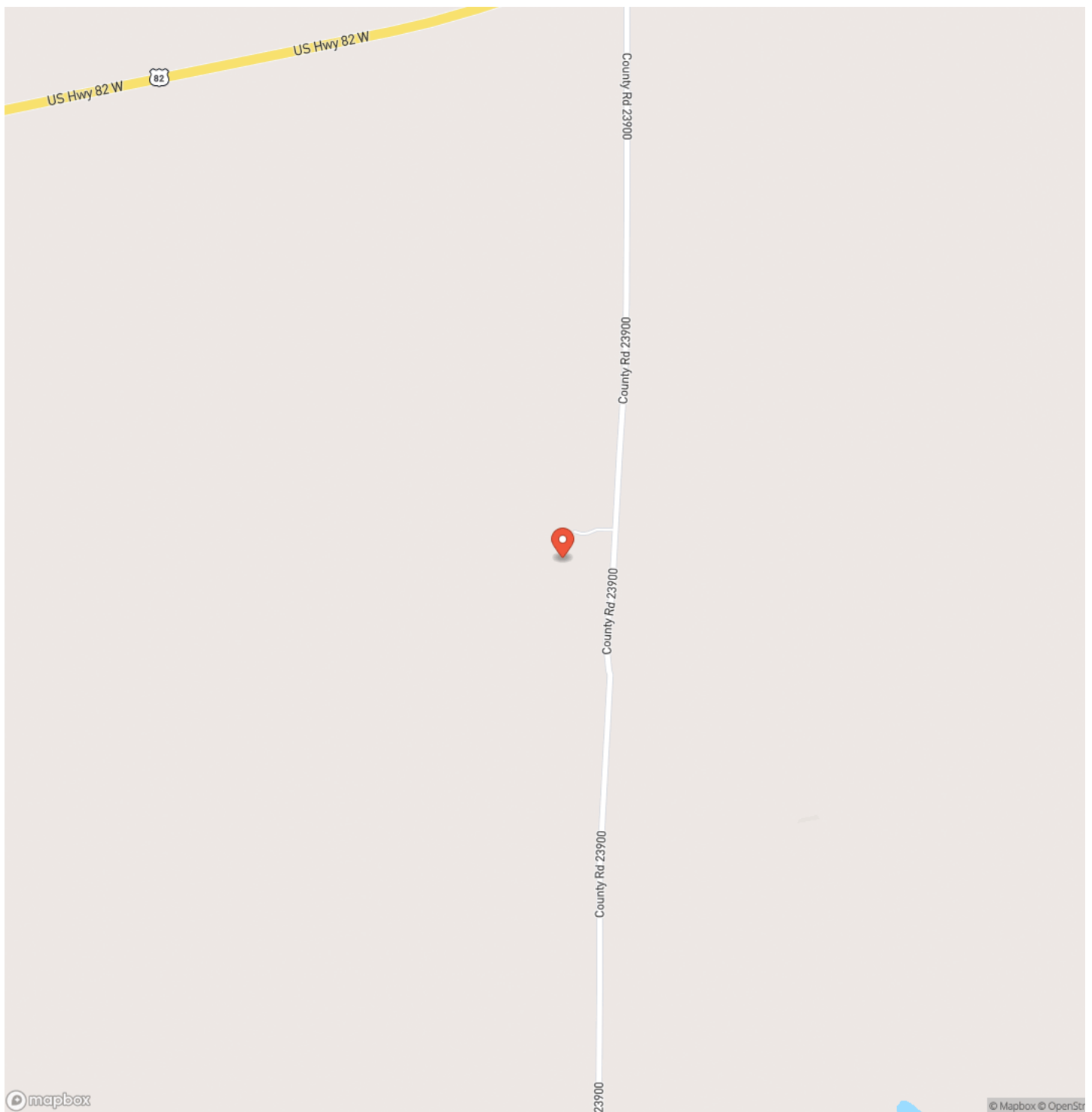
PROPERTY DESCRIPTION

Breathtaking 60+ acre parcel located just west of Paris, TX inside Chisum School District, in Lamar County. This ranch offers co-op water, electric and septic already in place. Includes a set of cattle working pens with head chute, small loafing shed and nice large hay barn. Rolling topography, improved pastures, cross fenced and 3 ponds offering ample water for livestock as well as a little fishing and recreation. Good grasses, ag exempt, no restrictions and the perfect size to homestead or start your own farm.

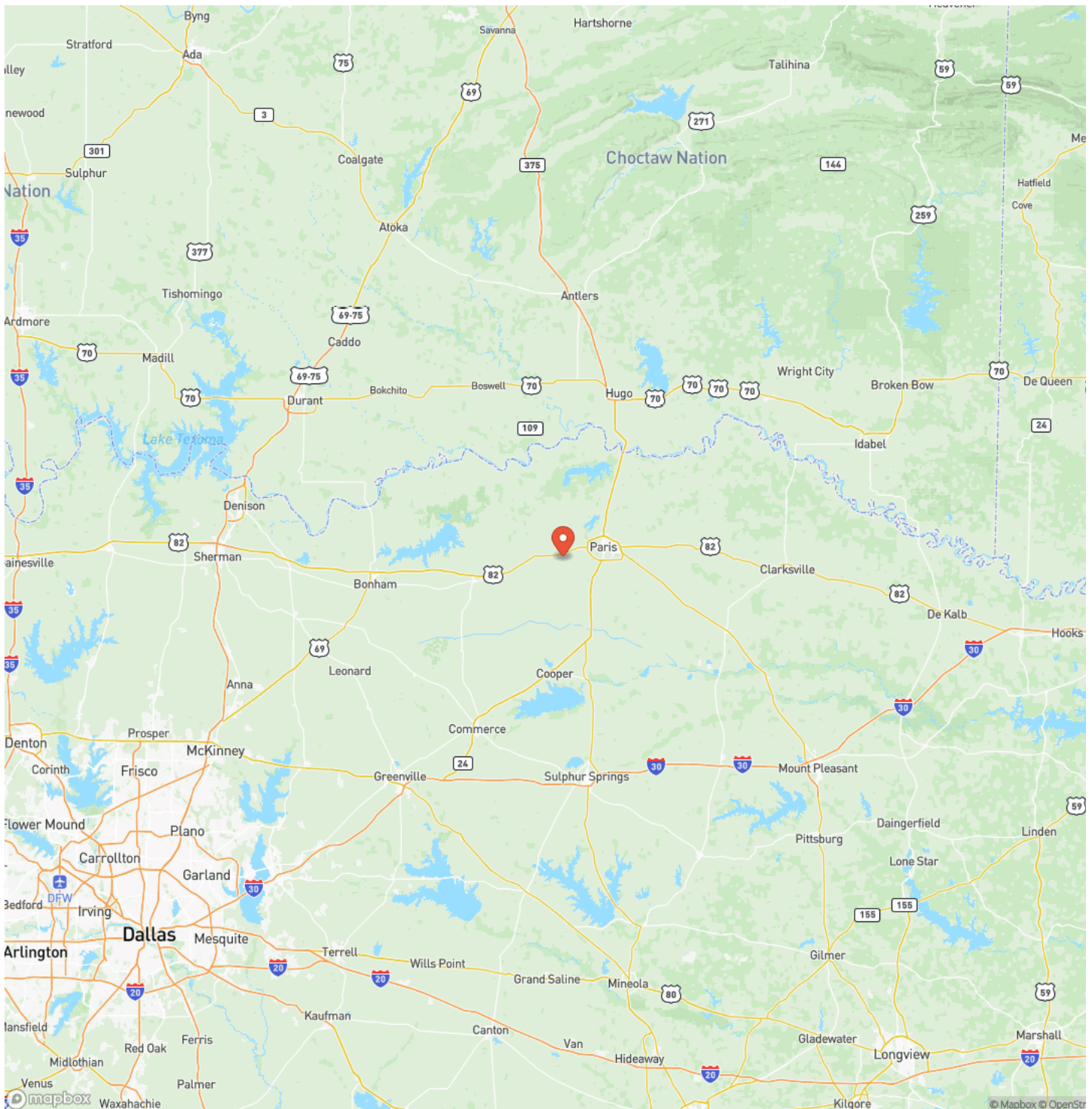
Tract 1 CR 23900 Brookston, TX 75421
Brookston, TX / Lamar County



Locator Map



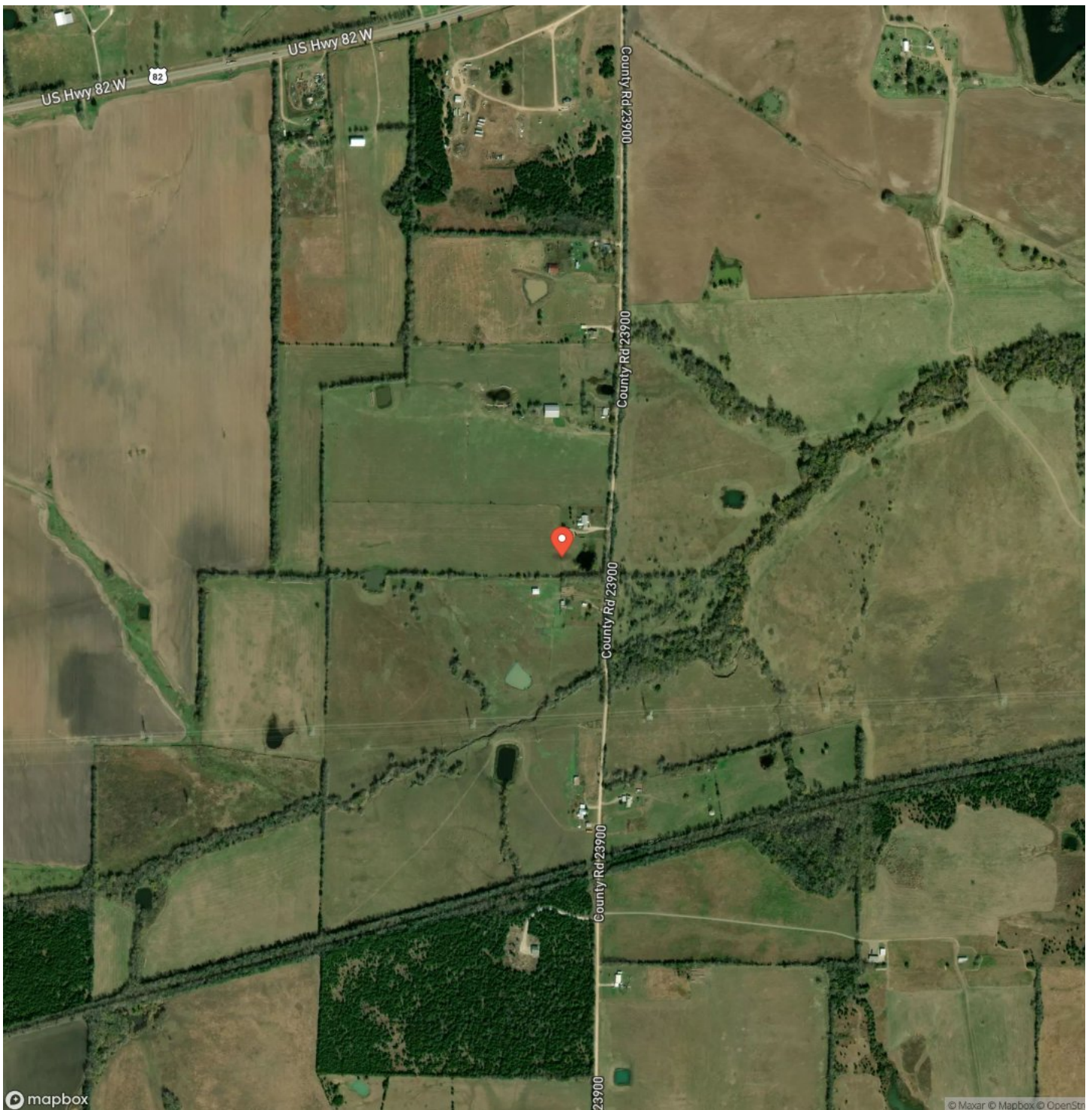
Locator Map



MORE INFO ONLINE:

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

Satellite Map



Tract 1 CR 23900 Brookston, TX 75421
Brookston, TX / Lamar County

LISTING REPRESENTATIVE

For more information contact:



Representative

Bryan Glass

Mobile

(903) 517-5889

Office

(903) 785-8457

Email

bryan@glasslandandhome.com

Address

2407 Lamar Ave. Ste. A

City / State / Zip

NOTES

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MORE INFO ONLINE:

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

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.

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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Paris, TX 75460
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