

10035 FM 195
10035 FM 195
Paris, TX 75462

\$650,000
51.470± Acres
Lamar County



10035 FM 195
Paris, TX / Lamar County

SUMMARY

Address

10035 FM 195

City, State Zip

Paris, TX 75462

County

Lamar County

Type

Ranches

Latitude / Longitude

33.746982 / -95.422926

Dwelling Square Feet

1377

Bedrooms / Bathrooms

3 / 2

Acreage

51.470

Price

\$650,000

Property Website

<https://www.glasslandandhome.com/property/10035-fm-195-lamar-texas/100062/>

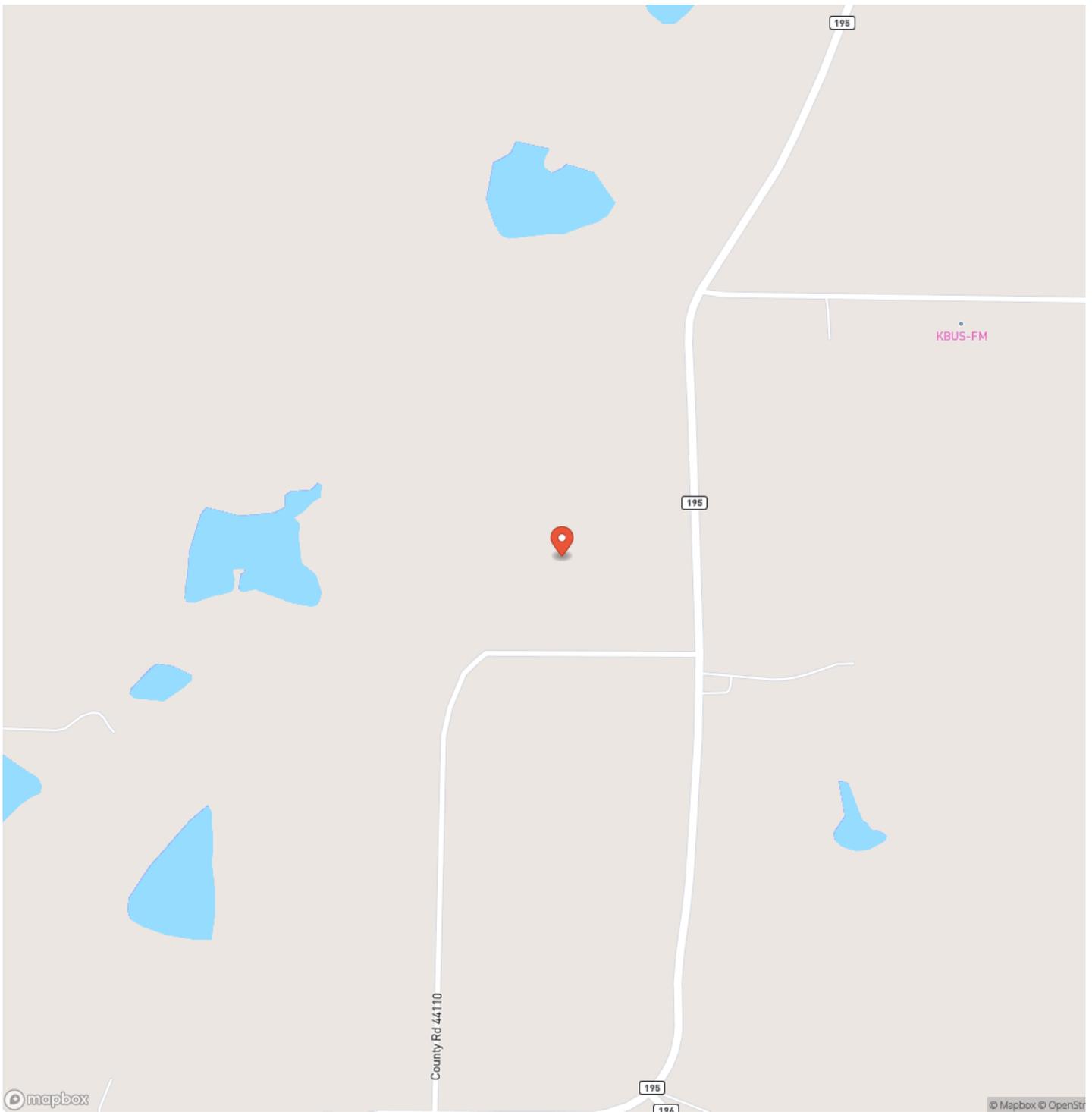


PROPERTY DESCRIPTION

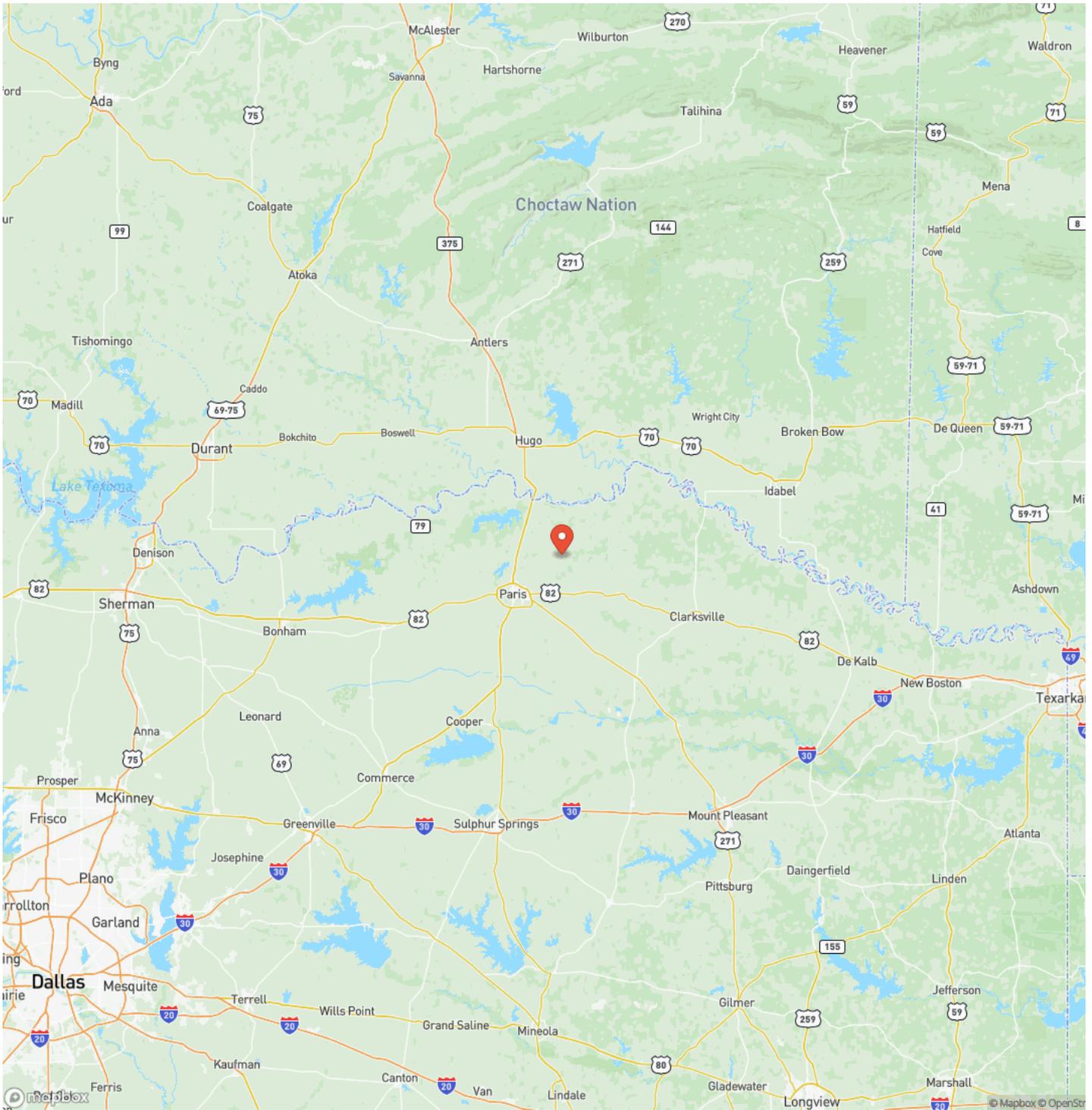
Welcome to the Howie Ranch Estate in Lamar County, Texas. This 51+ acre ranchette with brick 3 bedroom 2 bath ranch house is situated approximately 10 miles NE of Paris on the highly sought after FM 195 travel corridor. Fenced and cross fenced for livestock and gated entry way with cattle guard. Ag exempt and no restrictions offer additional expansion, development or remodel opportunities. Large mature oak trees around the home, 2 ponds, an old barn with pens and equipment shed. The Homestead for over 50 years is dated, but solid and cozy and ready for you to make it yours! The home offers 1377 sq ft of living, central hvac, wood or gas log fireplace. metal roof, fenced yard and small porch for those Texas sunsets to the West. The sellers have cut quality hay off the place over the years since selling off their horses and cattle. Behind the house offers a heavily treed area for wildlife to call home. With the elevation change there are possibilities to build a large pond or lake. Location is one of a kind for this property and a must see! Acreage of this size and location only presents itself once in a lifetime, lets go look!



Locator Map



Locator Map



MORE INFO ONLINE:

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

Satellite Map



DISCLAIMERS

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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
2407 Lamar Ave. Ste. A
Paris, TX 75460
(903) 785-8457
<https://www.glasslandandhome.com/>
