

000 County Road 16590 Pattonville, TX 75468  
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Pattonville, TX 75468

**\$300,000**  
25± Acres  
Lamar County



**000 County Road 16590 Pattonville, TX 75468**  
**Pattonville, TX / Lamar County**

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## **SUMMARY**

### **Address**

000 County Road 16590

### **City, State Zip**

Pattonville, TX 75468

### **County**

Lamar County

### **Type**

Hunting Land, Recreational Land, Undeveloped Land

### **Latitude / Longitude**

33.456463 / -95.449816

### **Acreage**

25

### **Price**

\$300,000

### **Property Website**

<https://www.glasslandandhome.com/property/000-county-road-16590-pattonville-tx-75468-lamar-texas/78570/>



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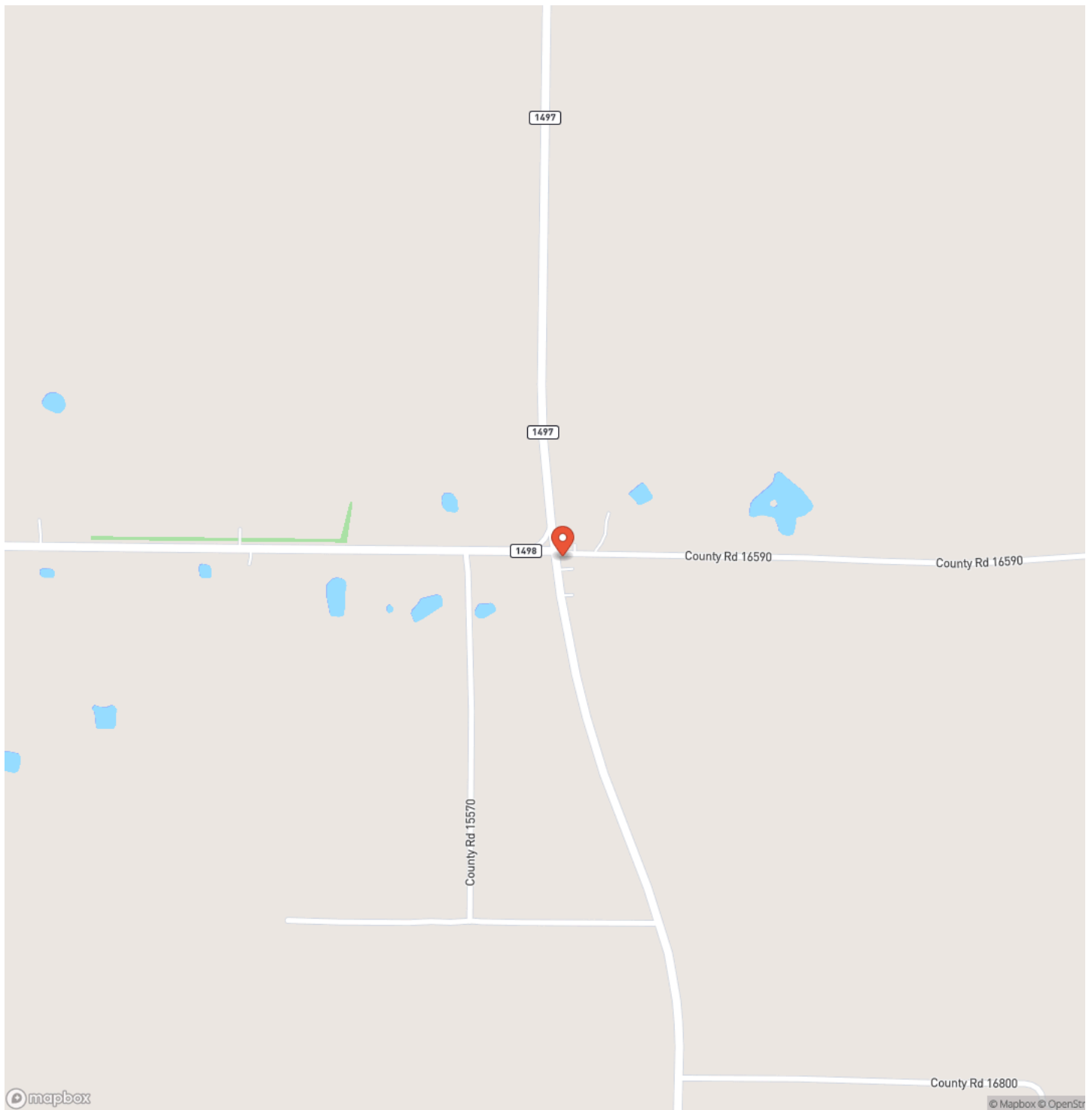
**PROPERTY DESCRIPTION**

Make country living a reality by building your forever home or dream cabin for a weekend getaway on this 25acres located just Southeast of Paris, Texas! The property has multiple building sites, scenic views and has been extremely well maintained. The property is located on a paved county road with access to FM 905 and FM 1497 on each end of it making it very easily accessible and has ample road frontage. The property is also home to many whitetail deer, hogs and has a pond full of fish waiting for you to bait a line! Imagine sitting watching gorgeous Texas Sunrises and Sunsets on your own slice of Heaven! Properties like this do not come along often. There is also additional acreage available and a barndo. Let's go look!!!!

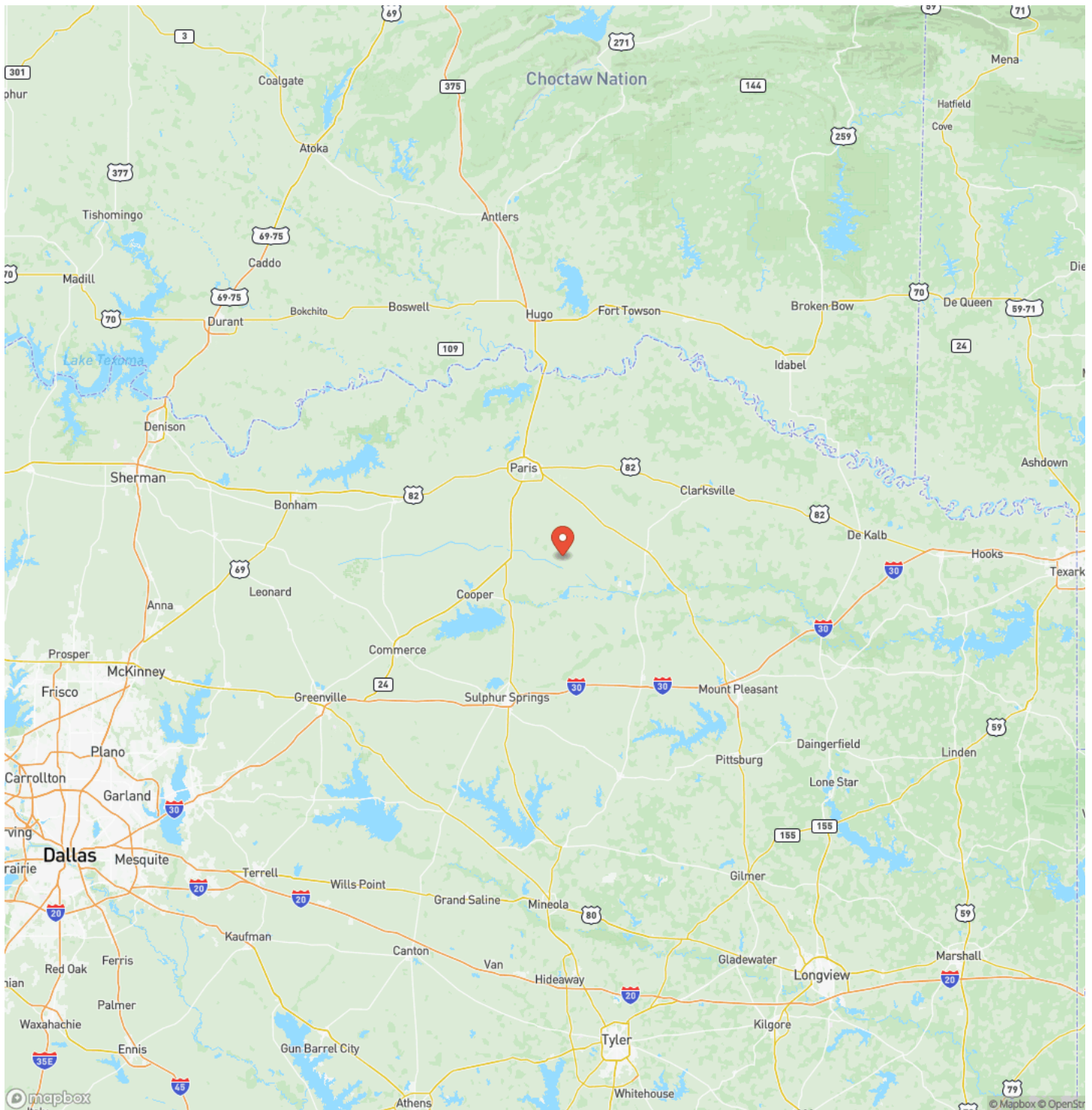




## Locator Map



## Locator Map



**MORE INFO ONLINE:**

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



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## Satellite Map



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**Pattonville, TX / Lamar County**

## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

Drew Miller

## Mobile

(903) 449-3880

## Office

(903) 449-3880

## Email

drew@glasslandandhome.com

**Address**

2407 Lamar Ave

## City / State / Zip

## NOTES

This image shows a blank 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.



## This image shows a full page of white paper with horizontal ruling lines. The lines are evenly spaced and extend 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.

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

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