

**Prime Harvest Business Opportunity**  
22793 Farm Road 410 N  
Detroit, TX 75436

**\$6,500,000**  
218± Acres  
Red River County



## Prime Harvest Business Opportunity Detroit, TX / Red River County

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### **SUMMARY**

#### **Address**

22793 Farm Road 410 N

#### **City, State Zip**

Detroit, TX 75436

#### **County**

Red River County

#### **Type**

Farms, Commercial, Single Family, Ranches, Recreational Land, Residential Property, Business Opportunity

#### **Latitude / Longitude**

33.941342 / -95.204132

#### **Dwelling Square Feet**

4120

#### **Bedrooms / Bathrooms**

4 / 3

#### **Acreage**

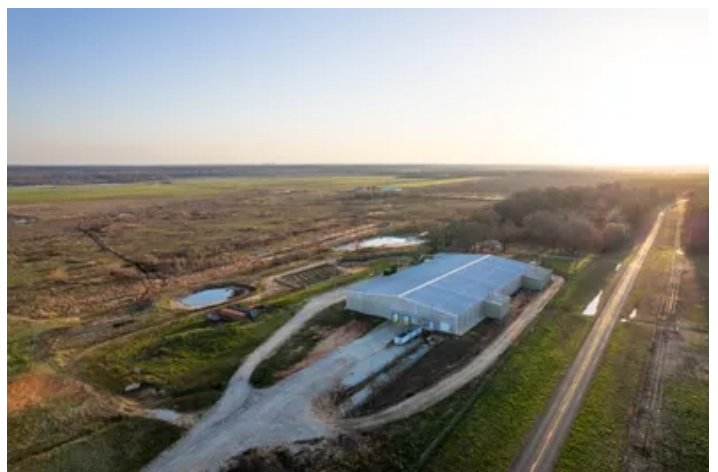
218

#### **Price**

\$6,500,000

#### **Property Website**

<https://arrowheadlandcompany.com/property/prime-harvest-business-opportunity-red-river-texas/78117/>



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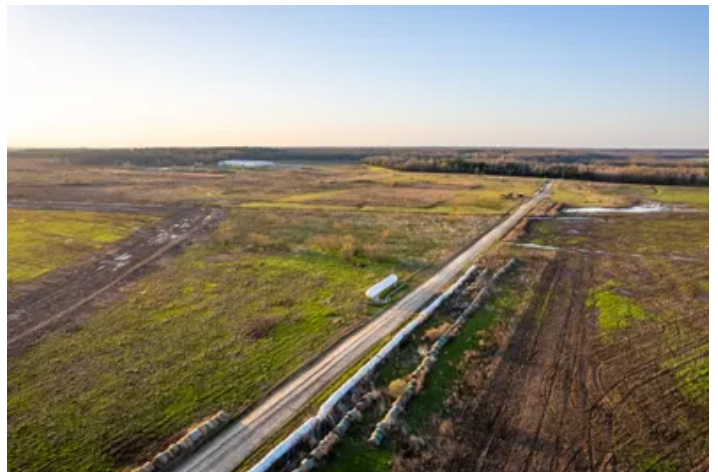
### **PROPERTY DESCRIPTION**

Presenting a remarkable business opportunity on 218 +/- acres in Red River County, Texas, this property is a versatile investment. At the heart of the operation is a state-of-the-art 50,000 square foot slaughterhouse with a processing capacity of 550 head per day, providing the potential for a thriving meat production business. In addition, the property features a spacious 4,120 square foot home with 4 bedrooms, 3 bathrooms, and a 3-car garage, offering comfortable living quarters. The farm is fully equipped with the infrastructure needed for efficient operations, including a 12,000 square foot hangar with a 60-foot powered bi-fold door, perfect for storing equipment or planes. The property also includes five grain silos for storage, two large 6,000 square foot shops for additional workspace, and five single-wide trailer houses to house workers or guests. An additional 11,000 square foot building offers further storage or operational space. With ample space and facilities, this property offers not only the potential for a thriving business but also significant versatility for a variety of commercial and operational needs. Whether you're looking to expand an existing business or start a new venture, this 218 +/- acre property in Red River County provides an unmatched opportunity! There is an additional 1,547 +/- acres of irrigated crop ground available. The property is located 23 +/- miles from Detroit, 31 +/- miles from Clarksville, 34 +/- miles from Paris, 92 +/- miles from Texarkana, and 140 +/- miles from Dallas. All information is to be verified by buyer and buyer's agent. Listing Brokers are not responsible for any inaccuracies. All showings are by appointment only. This is a Court Ordered Sale. All offers to be approved by Court. If you would like more information or would like to schedule a private viewing please contact Phillip Dodd at [\(817\) 915-2502](tel:8179152502).



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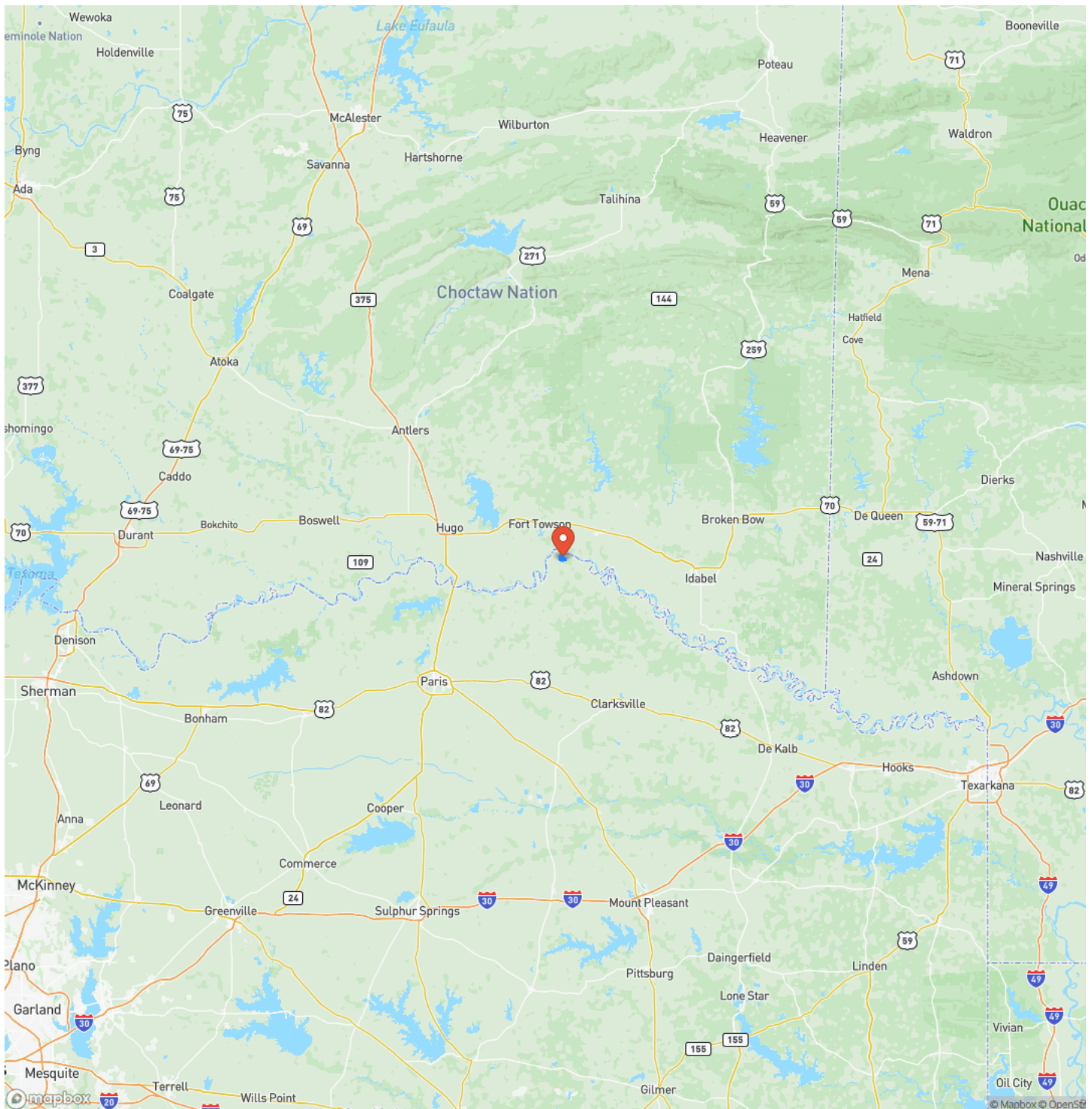
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## Locator Map

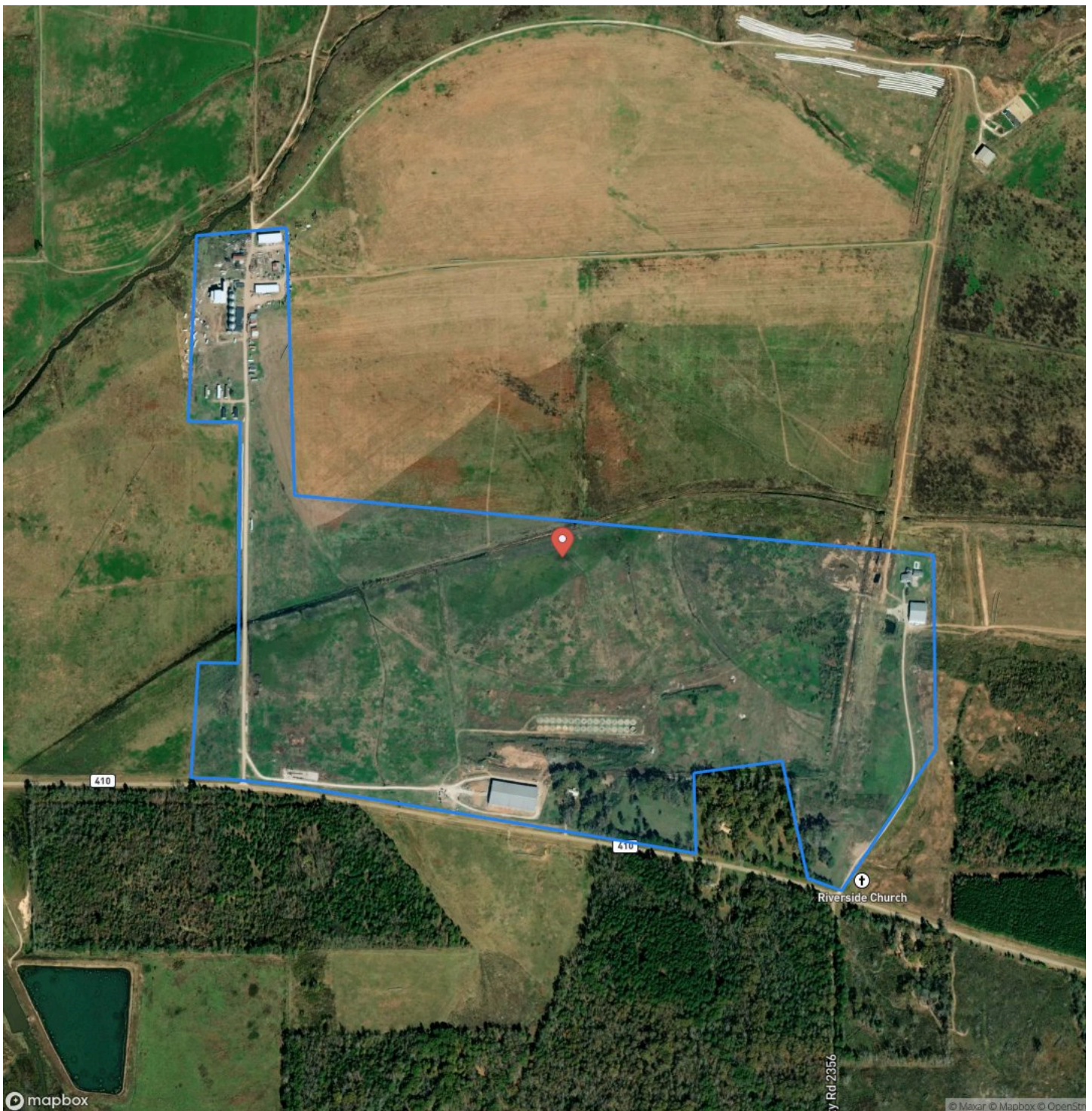


## Locator Map





## Satellite Map



Prime Harvest Business Opportunity  
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LISTING REPRESENTATIVE  
For more information contact:



**Representative**  
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**Office**  
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**Email**  
phillip.dodd@arrowheadlandcompany.com  
**Address**  
**City / State / Zip**

NOTES

Notes section with multiple horizontal lines for text entry.



## 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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