

1858 FM 1506  
1858 FM 1506  
Paris, TX 75460

**\$850,000**  
86± Acres  
Lamar County





**1858 FM 1506**  
**Paris, TX / Lamar County**

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**SUMMARY**

**Address**

1858 FM 1506

**City, State Zip**

Paris, TX 75460

**County**

Lamar County

**Type**

Single Family, Residential Property

**Latitude / Longitude**

33.589019 / -95.643611

**Dwelling Square Feet**

2101

**Bedrooms / Bathrooms**

2 / 2

**Acreage**

86

**Price**

\$850,000

**Property Website**

<https://www.glasslandandhome.com/property/1858-fm-1506-lamar-texas/97656/>

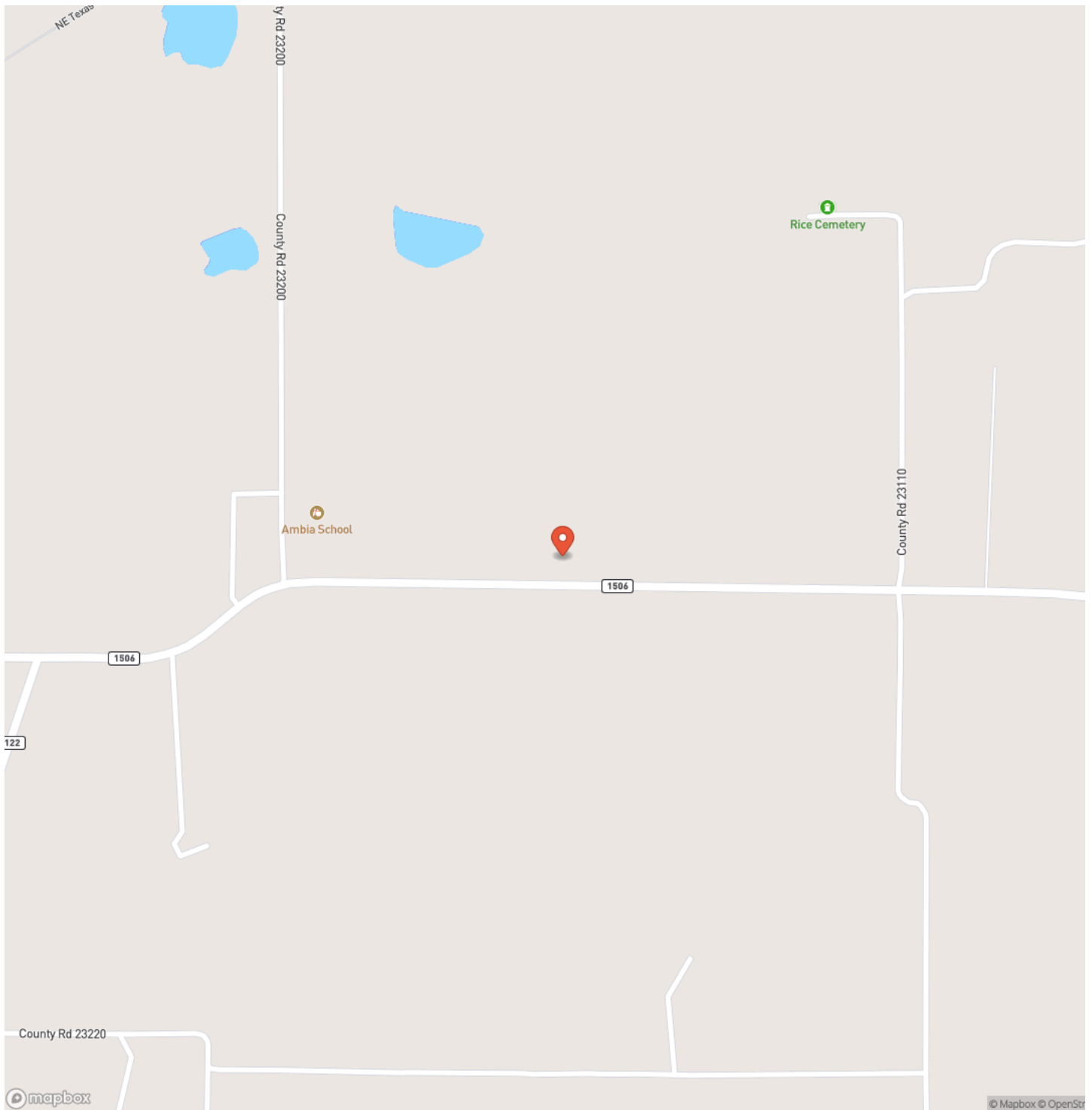


**PROPERTY DESCRIPTION**

Set up for true ranch living, this 86-acre property offers FM road frontage, improved pasture, and the space and infrastructure to support livestock and recreational use. Located just 10 minutes southwest of Paris, TX, the property provides both convenience and privacy. The 2,101 sq ft brick home, built in 1995, features 2 bedrooms and 2 full bathrooms along with a 2-car garage. A separate shop adds additional space for equipment, storage, or projects. The land is well-suited for ranching, with ample water sources for livestock, including two ponds located within the pasture. With open grazing land, multiple water sources, and opportunities for hunting and fishing, this property is ideal for a working ranch, recreational retreat, or rural homestead. A solid combination of usable land, improvements, and location makes this a well-rounded country property.



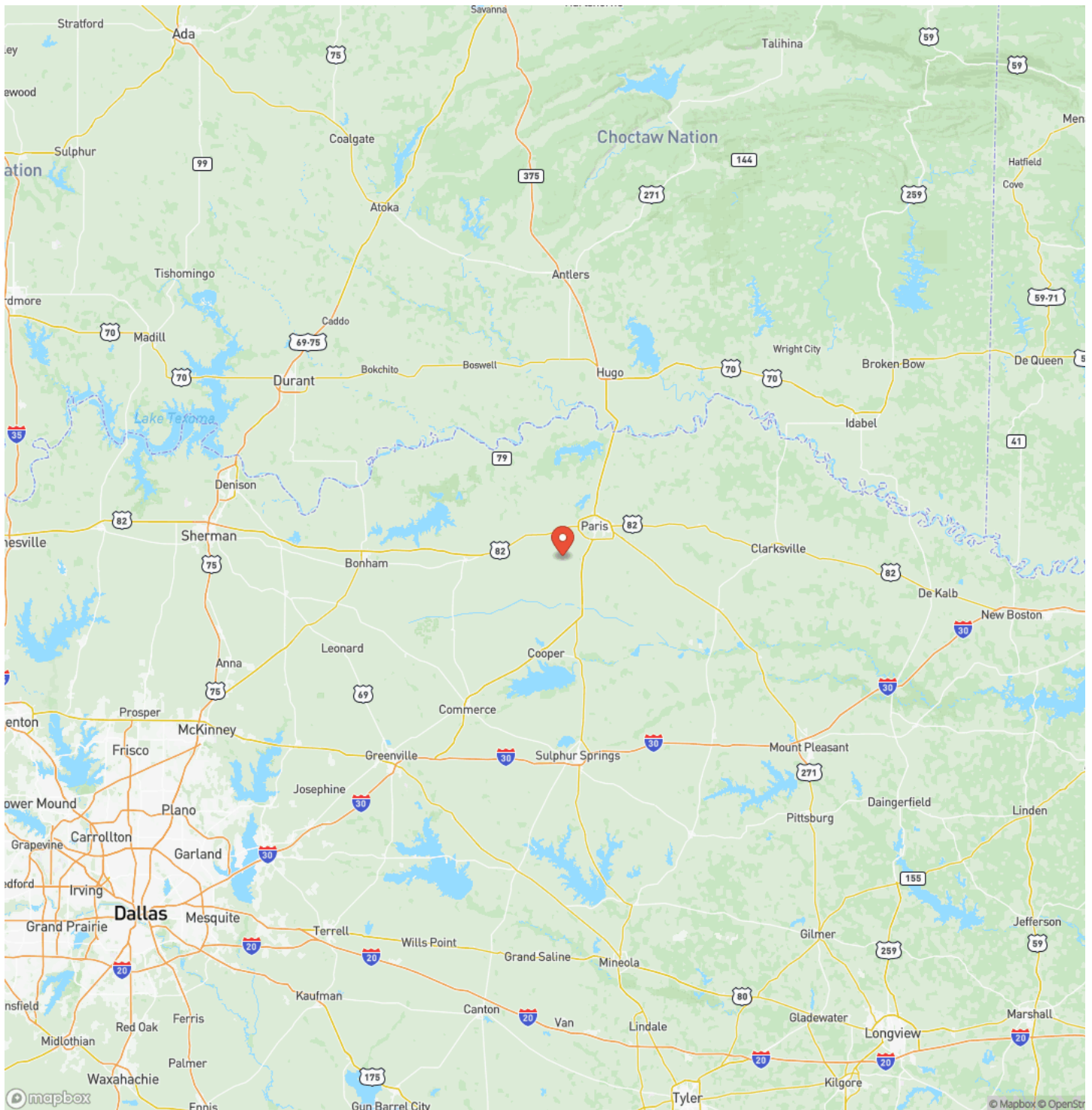
## Locator Map





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## Locator Map



**MORE INFO ONLINE:**

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

## Satellite Map



**1858 FM 1506**  
**Paris, TX / Lamar County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Miranda Dobbs

## Mobile

(940) 594-7130

## Email

miranda@glasslandandhome.com

**Address**

2407 Lamar Ave

## City / State / Zip

## NOTES

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**MORE INFO ONLINE:**

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



## 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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