410 North Ranch

1,412± ACRES | RED RIVER COUNTY, TEXAS

TEXAS RANCH SALES, L.L.C.

Texas Ranch Sales, LLC
830.741.8906
Info@TexasRanchSalesLLC.com
TexasRanchSalesLLC.com

- 2,000± SQ/FT RANCH HOME WITH 3BR/2BA
- SANDY LOAM SOILS WITH EXCELLENT DRAINAGE
- 10-STALL HORSE BARN
- 2+ MILES OF LITTLE PINE CREEK
- METAL BARN WITH WORKSHOP
- 10 PONDS AND LAKES
- SET OF COVERED CATTLE WORKING PENS
- ABUNDANT WILDLIFE

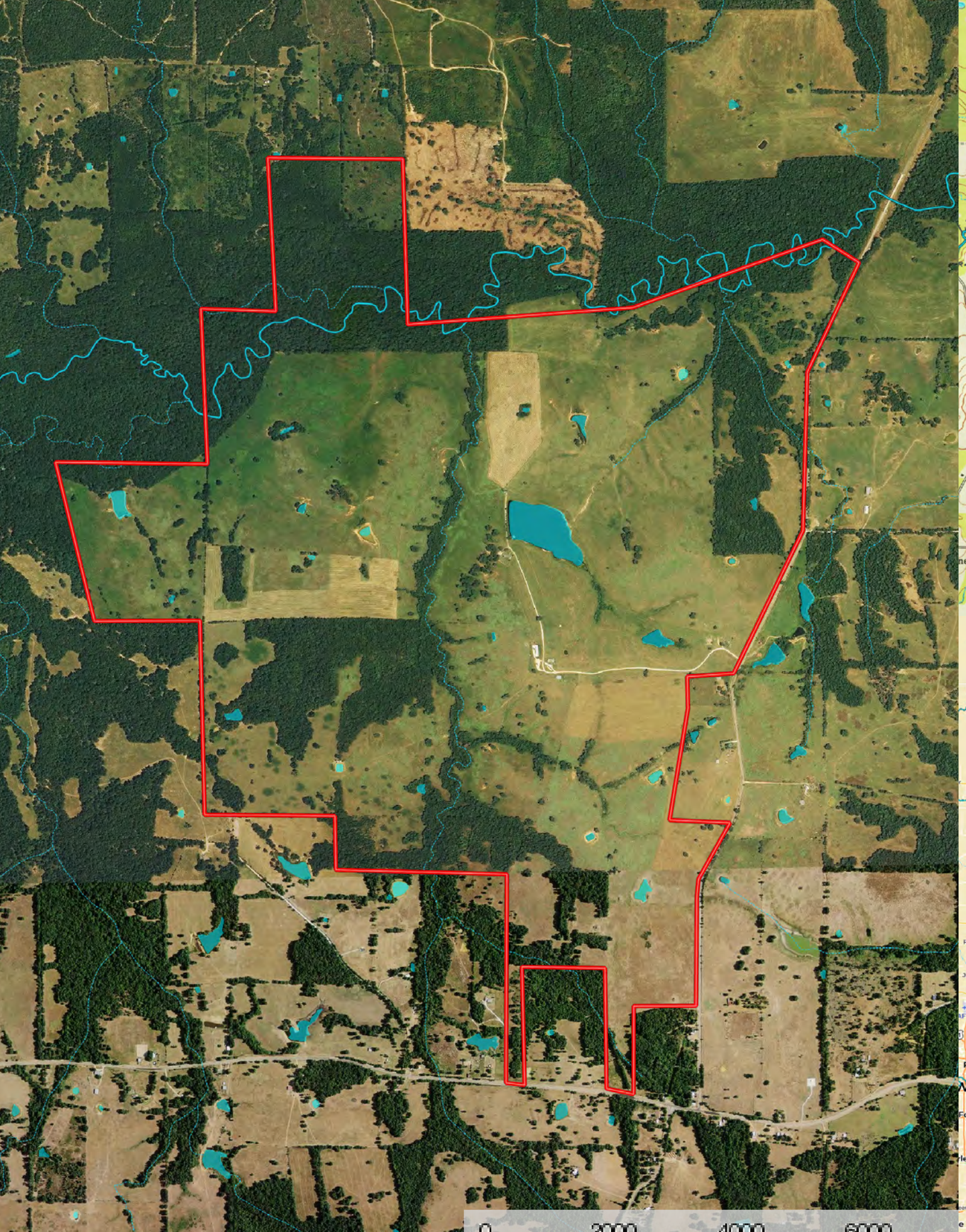
Fantastic North Texas ranch and farm in Red River County located just 15 minutes north of Detroit, Texas. The property is accessed on paved Farm to Market 410 just 30 minutes northeast of Paris, and two hours from Dallas.

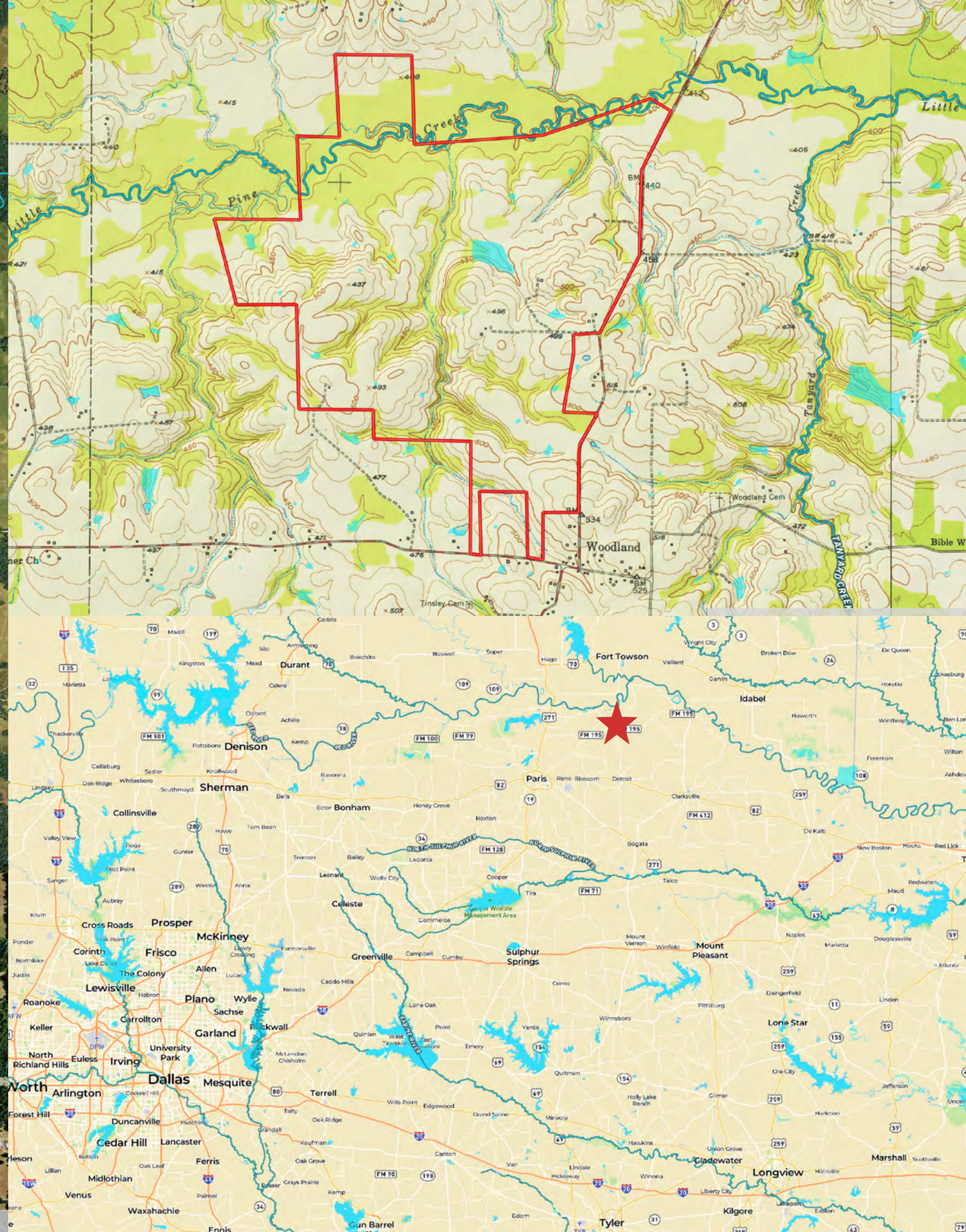
A single-story ranch home with three-bedrooms and two full bathrooms sits overlooking a 10± acre lake near the center of the property. The 2,000± square-foot home features large living spaces and would be the perfect opportunity for a grand re-model. In addition to the home there is a 10-stall horse barn, a metal barn with a workshop and plenty of space and a set of covered working pens.

Water is in abundance on the 410 North Ranch including 10 ponds and lakes scattered across the property ranging from one to ten acres in size. Over two miles of Little Pine Creek traverses the property. There are also several public lakes within an hour or so of the property offering tremendous recreational opportunities.

The rolling hills and draws of the ranch are split up between large hard wood trees, lush pastures, and versatile farmland with sandy loam soils and exceptional drainage. Whitetail, turkey and dove are abundant on the low-fenced 410 North Ranch offering great hunting opportunities.

With a combination of lush grasses, ample water, and abundant wildlife this is one of the best properties in the county.




Little Pine Creek
Woodland
Woodland Cem
Tinsley Cem
Fort Towson
Idabel
Durant
Denison
Sherman
Bonham
Paris
Collinsville
Celeste
Greenville
Sulphur Springs
Mount Pleasant
Cross Roads
Prosper
McKinney
Frisco
Corinth
Lewisville
The Colony
Allen
Plano
Wylie
Sachse
Garland
Rockwall
Carrollton
Keller
North Richland Hills
Euless
Irving
University Park
Dallas
Mesquite
Arlington
Terrell
Duncanville
Cedar Hill
Lancaster
Ferris
Midlothian
Venus
Waxahachie
Gun Barrel
Tyler
Kilgore
Longview
Marshall
Gladewater
Lone Star
Roanoke
Forest Hill
Madill
Caddo
Kingston
Mead
Bokchito
Boswell
Soper
Hugo
Valliant
Wright City
Broken Bow
De Queen
Garvin
Horatio
Hawarth
Winthrop
Ben Lo
Wilton
Ashdov
Foreman
Red Lick
Mauds
Redwater
Douglassville
Naples
Marietta
Atlanta
Daingerfield
Linden
Jefferson
Harleton
Scottsville
Hallsville
Union Grove
Hawkins
Winona
Liberty City
Lindale
Hideaway
Van
Edgewood
Grand Saline
Mineola
Quitman
Emory
Winnsboro
Pittsburg
Yantis
Quinlan
Point
Lone Oak
Caddo Mills
Nevada
Commerce
Cooper
Talco
Bogata
Clarksville
Del Kalb
New Boston
Hooks
Leonard
Wolfe City
Ladonia
Bailey
Trenton
Howe
Gunter
Pilot Point
Aubrey
Krum
Sanger
Valley View
Lindsay
Callisburg
Oak Ridge
Whitesboro
Southmayd
Knollwood
Ravenna
Pottsboro
Kemp
Calera
Achille
Thackerville
Marietta
Silo
Armstrong
Meridian
Kingston
Mead
Caddo
Madill
Tom Bean
Honey Grove
Roxton
Ector
Bells
Ravenna
Oak Point
Ponder
Northlake
Justin
Roanoke
Keller
Hebron
Lake Dallas
Corinth
Frisco
Prosper
Cross Roads
Celina
Pilot Point
Sanger
Aubrey
Krum

MIKE FORD
214.802.4184
MFord@TexasRanchSalesLLC.com

TEXAS RANCH SALES, L.L.C.

Shown by appointment only with Texas Ranch Sales, LLC. Buyers brokers must be identified on first contact and must accompany buying prospect on first showing to be allowed full fee participation. If this condition is not met, fee participation will be at the sole discretion of Texas Ranch Sales, LLC.

TEXASRANCHSALESLLC.COM
830.741.8906

Your partner for achieving your dreams.

Financing Solutions for:

Rural Land
Residential Home
Operating Capital
Farm & Ranch
Livestock & Equipment
Land Improvements
Agribusiness

CAPITAL FARM CREDIT

877.944.5500
capitalfarmcredit.com | NMLS493828

Together we're better.
Partnership that really pays.

Disclaimer: Although the Broker or Agent has used reasonable care in obtaining data, this material is submitted without representation, warranty, or guarantees, and is subject to errors and omissions. Moreover, all information is subject to changes by the owner as to price or terms, to prior lease, to withdrawal of the property from the market, and to other events beyond the control of the Broker.