

RED RIVER CROSSING RANCH

180± ACRES | LAMAR COUNTY, TEXAS



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Property Features

- Arthur City, Texas
- Frontage on Hwy 271N & CR 45050
- 1± mile of Red River frontage
- Remodeled 2,700± sq/ft rock house
- 1 electric water well
- 1 pond
- Private & peaceful ranch
- Mix of open areas & native brush cover





Property Information

Description: Red River Crossing Ranch is a 180± acre live water property for sale in Lamar County, Texas. This versatile ranch features a blend of farmland, brush, and pasture, providing seclusion, water frontage, and endless possibilities for recreation or development. Its excellent access and established infrastructure create an ideal setup for private enjoyment and future investment opportunities.

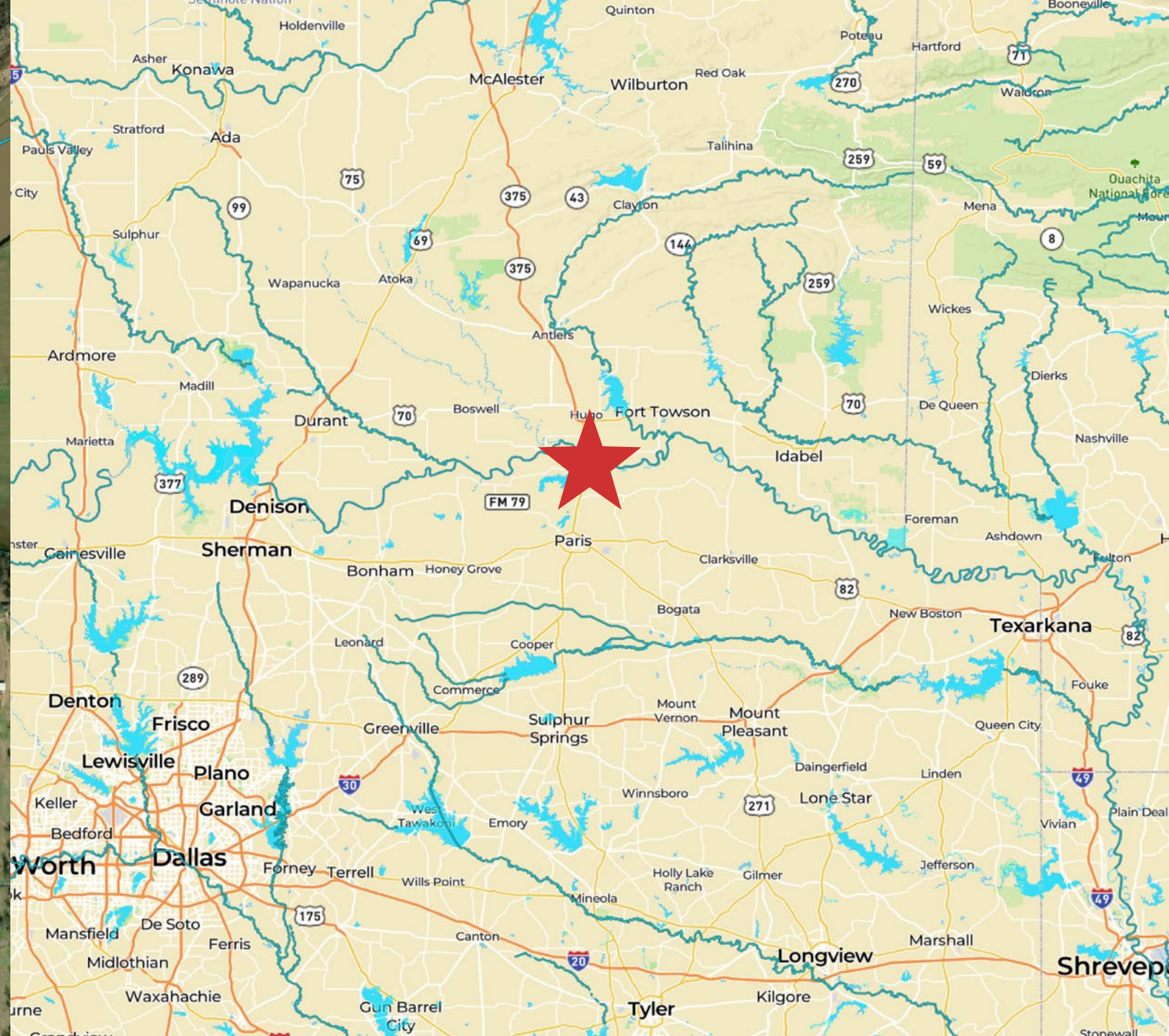
Location: Located in Arthur City, the ranch is 20± minutes from Paris, Texas, where you can find shopping, dining, hotels, and rich local history. It is also 10± minutes from the Oklahoma border, offering quick access to nearby casinos and a 30± minute drive to the Oklahoma mountains. Surrounded by freshwater lakes, creeks, and rivers, the area provides the perfect setting for outdoor activities and weekend getaways. Access to the ranch is convenient via Hwy 271 or CR 45050.

Water Features: The property has 1± mile of Red River frontage along its southern boundary, delivering year-round access. This stretch of river supports kayaking, boating, swimming, and floating. In addition, there is a 1/2± acre pond and one electric water well.

Land & Wildlife: The ranch offers peaceful, scenic views and sandy loam soil. Its property is approximately 50% native brush, 30% pasture, and 20% farmland. Open spaces and dense cover create the perfect environment for wildlife, including deer, hogs, ducks, and other native game. Trails and varying elevation add to its versatility for outdoor activities.

Home & Utilities: A remodeled 2,700± sq/ft rock house stands on the property, featuring updated plumbing, electrical systems, and clean interior finishes. City water and electricity are located on the main road, supporting further residential or recreational development.

Remarks: Red River Crossing Ranch offers a rare chance to own riverfront land with great access and solid infrastructure. Whether you are looking for a peaceful place to enjoy the outdoors, a long-term investment, or a development project, this property stands out in the Lamar County market.

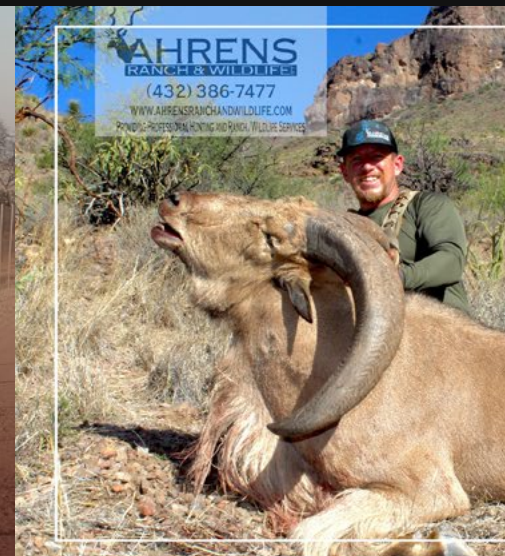


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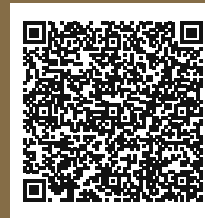
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