

# COLEMAN RANCH

340± Acres | Lamar County, Texas



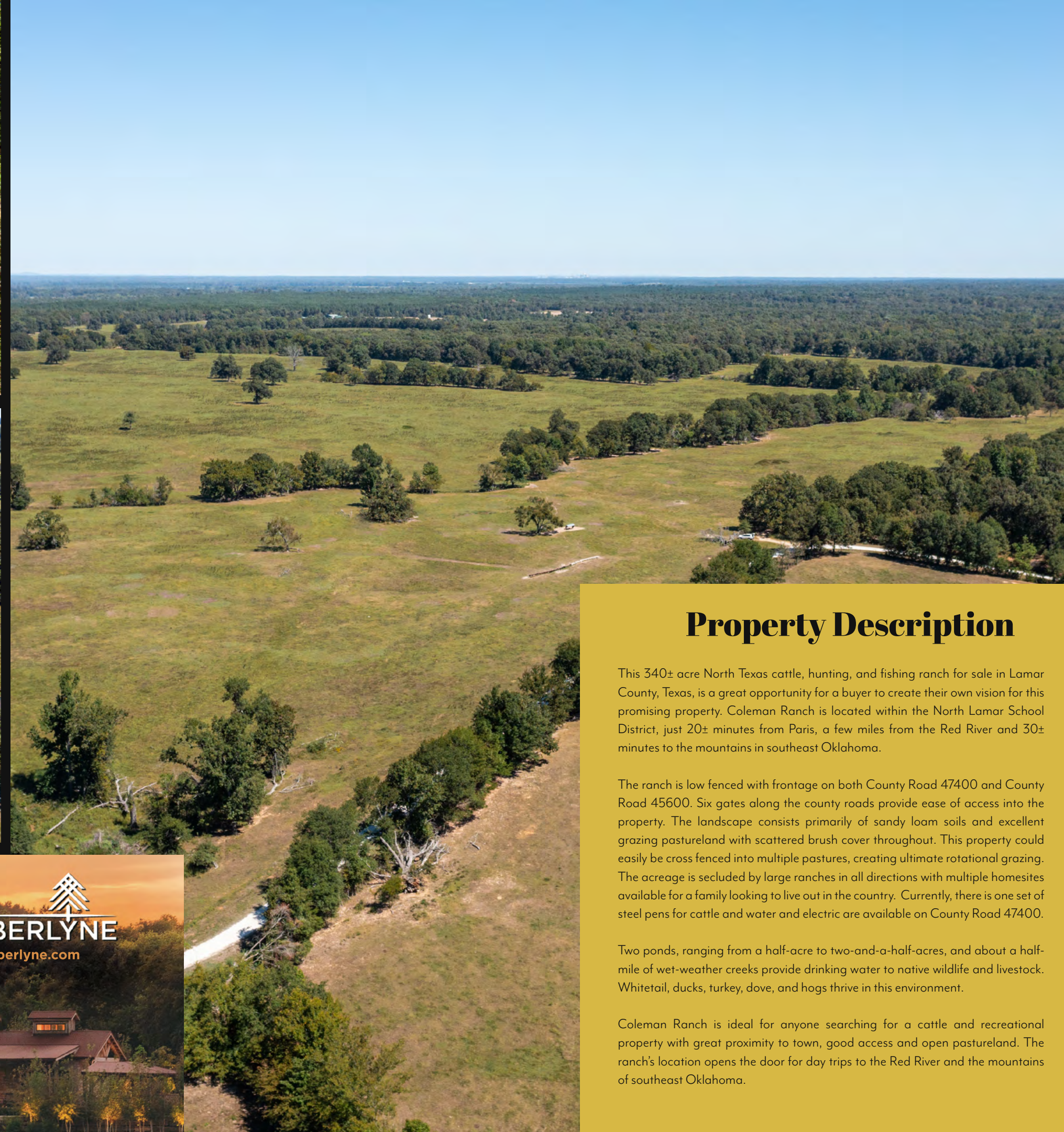
TEXAS RANCH SALES, LLC  
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## Property Details

- Great family recreational hunting & fishing ranch
- 20± minutes from Paris, Texas
- Frontage on CR 47400 & 45600
- Low fenced
- Sandy loam soils & excellent grazing pastures
- 2 ponds & 2 wet-weather creeks
- Located within North Lamar school district
- Convenient to the Red River & southeast Oklahoma mountains





## Property Description

This 340± acre North Texas cattle, hunting, and fishing ranch for sale in Lamar County, Texas, is a great opportunity for a buyer to create their own vision for this promising property. Coleman Ranch is located within the North Lamar School District, just 20± minutes from Paris, a few miles from the Red River and 30± minutes to the mountains in southeast Oklahoma.

The ranch is low fenced with frontage on both County Road 47400 and County Road 45600. Six gates along the county roads provide ease of access into the property. The landscape consists primarily of sandy loam soils and excellent grazing pastureland with scattered brush cover throughout. This property could easily be cross fenced into multiple pastures, creating ultimate rotational grazing. The acreage is secluded by large ranches in all directions with multiple homesites available for a family looking to live out in the country. Currently, there is one set of steel pens for cattle and water and electric are available on County Road 47400.

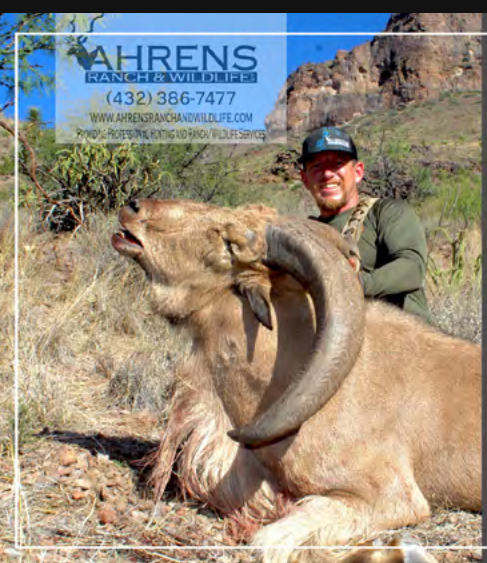
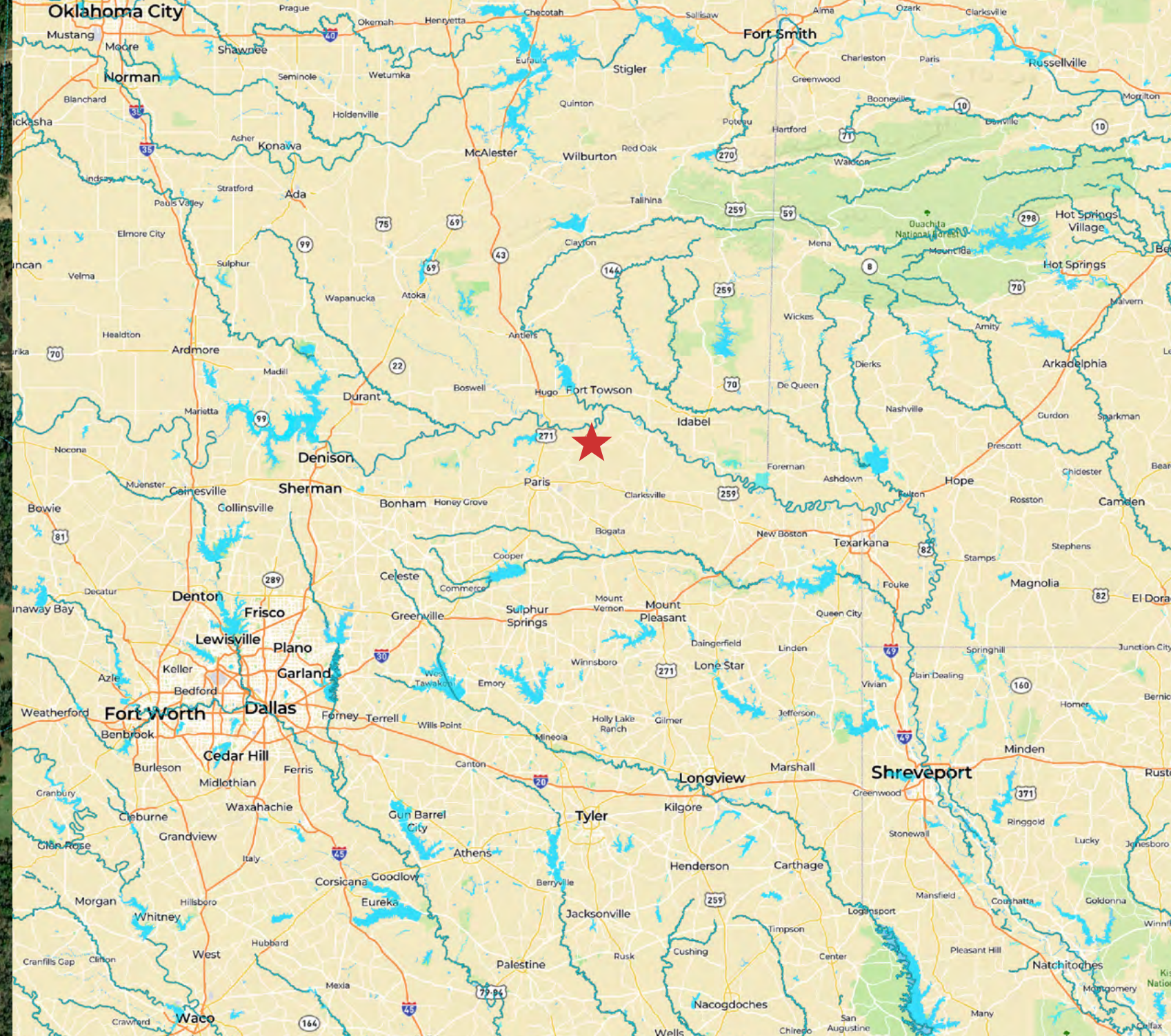
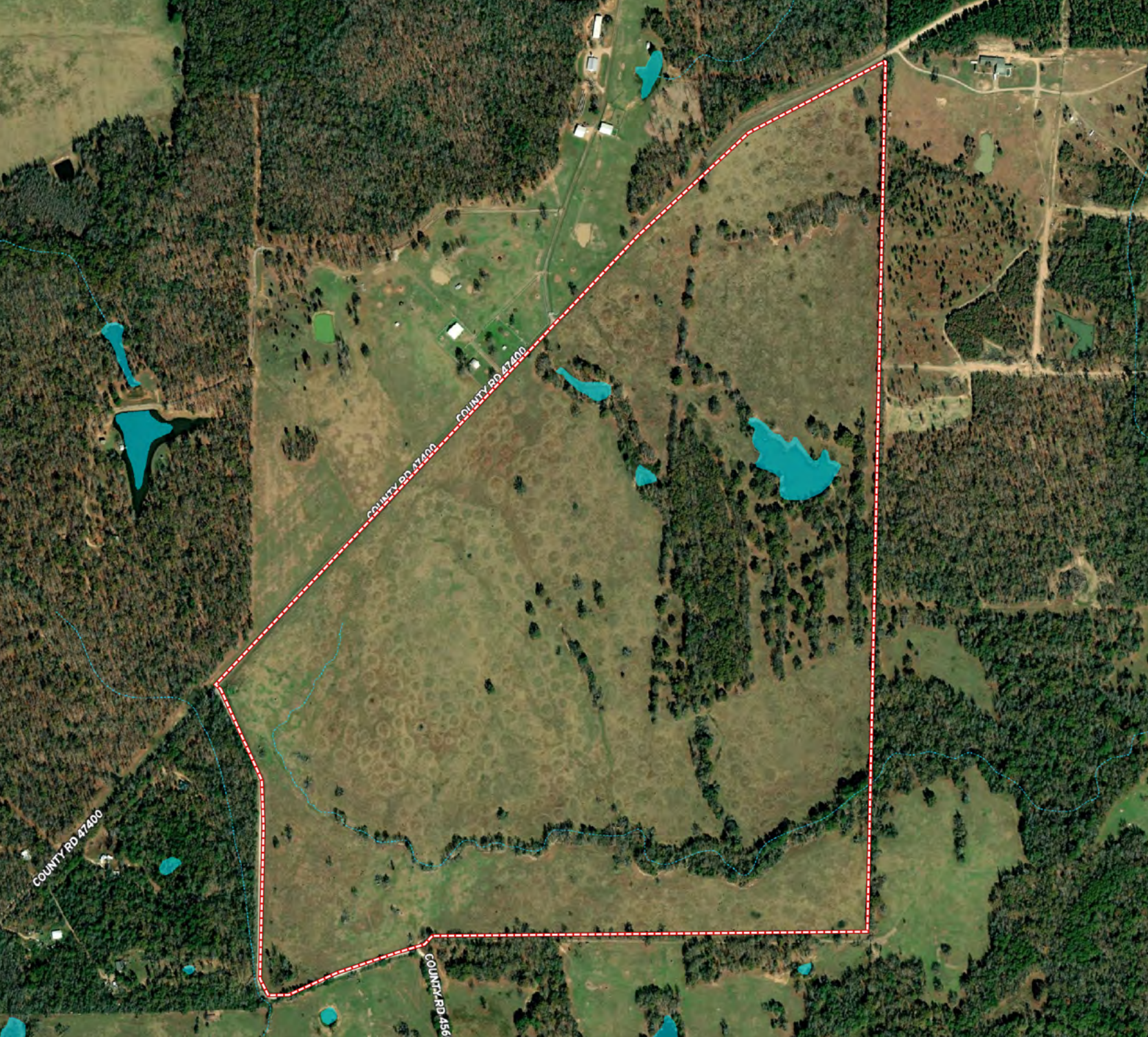
Two ponds, ranging from a half-acre to two-and-a-half-acres, and about a half-mile of wet-weather creeks provide drinking water to native wildlife and livestock. Whitetail, ducks, turkey, dove, and hogs thrive in this environment.

Coleman Ranch is ideal for anyone searching for a cattle and recreational property with great proximity to town, good access and open pastureland. The ranch's location opens the door for day trips to the Red River and the mountains of southeast Oklahoma.

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