

\$22,000,000 - 13380 Fm 412, Clarksville

MLS® #9095903

\$22,000,000

9 Bedroom, 5.00 Bathroom, 6,962 sqft
Farm on 4034.00 Acres

na, Clarksville, TX

Gorgeous East Texas 4034 acres in a pristine and natural state with 2 family homes located on some of the highest points with lush views of the rolling green countryside, dotted with hardwood outcroppings. Specimen Oak and Pecan, some 100-200 years old are scattered throughout the acreage. About 2 ½ hours northeast of Dallas and 1 hour from Texarkana, this ranch is currently the largest land holding being offered in Northeast Texas. The ranch presently functions as a first class Charlois Breeding cattle operation with a few race horses being bred also. The grazing, hay and water are abundant and top quality! Seller has buyer base established and is willing to share with new owner, if desired. The property will easily lend itself to cattle, horses, crops, hunting (lots of game), fishing or a resort operation. There are manager/tenant quarters, workshop, grain and molasses silos, dry storage and a huge array of equipment. The grasslands have a variety of native grasses, which the owner has wisely made use of with a good grazing rotation system. Currently the property supports approximately 1500 animals. Pastures are fenced and cross fenced, multiple working pens are in use and there is a system to funnel the cattle through push pens to the 60 x 120 working barn with insulated roof, hydraulic squeeze chute, loading ramp and holding pens. The land is dotted with many lakes and ponds, a deep water creeks runs through, a 7 mile levee, constructed by the Corp of Engineers, runs



down one side of the property and there is an artesian aquifer. Water is not a problem on this ranch! Game is plentiful with a wide variety, including: turkey, many ducks, large whitetail deer, hogs and bobcat. Fishing is plentiful with several 40 pound catfish and buffalo fish being caught recently. Cattle Negotiable. Owner Financing a Possibility.

Built in 2011

Essential Information

MLS® #	9095903
Price	\$22,000,000
Bedrooms	9
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	6,962
Acres	4,034.00
Year Built	2011
Type	Farm
Sub-Type	Ranch
Status	Active

Community Information

Address	13380 Fm 412
Area	Out of Area
Subdivision	na
City	Clarksville
County	Red River
State	TX
Zip Code	75550

Amenities

Utilities	Electricity Connected, Sewer Connected, Water Available
Features	None
Parking	Attached, Garage
View	Lake, Panoramic, Pasture, Pond, Rural, Trees/Woods

Waterfront Pond

Interior

Interior Carpet, Tile

Appliances Built-In Electric Oven, Built-In Electric Range, Cooktop, Dishwasher, Dryer, Oven, Washer

Heating Central, Zoned

Fireplace Yes

of Fireplaces 2

Fireplaces Great Room

of Stories 2

Stories Two

Exterior

Exterior Features Covered Courtyard, Private Entrance

Lot Description Agricultural, Cleared, Level, Many Trees, Rolling Slope, Trees Large Size, Views

Roof Composition

Construction Glass, Wood Siding

Foundation Slab

School Information

District Clarksville Isd

Elementary Other

Middle Other

High Other

Additional Information

Date Listed July 13th, 2021

Days on Market 139

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