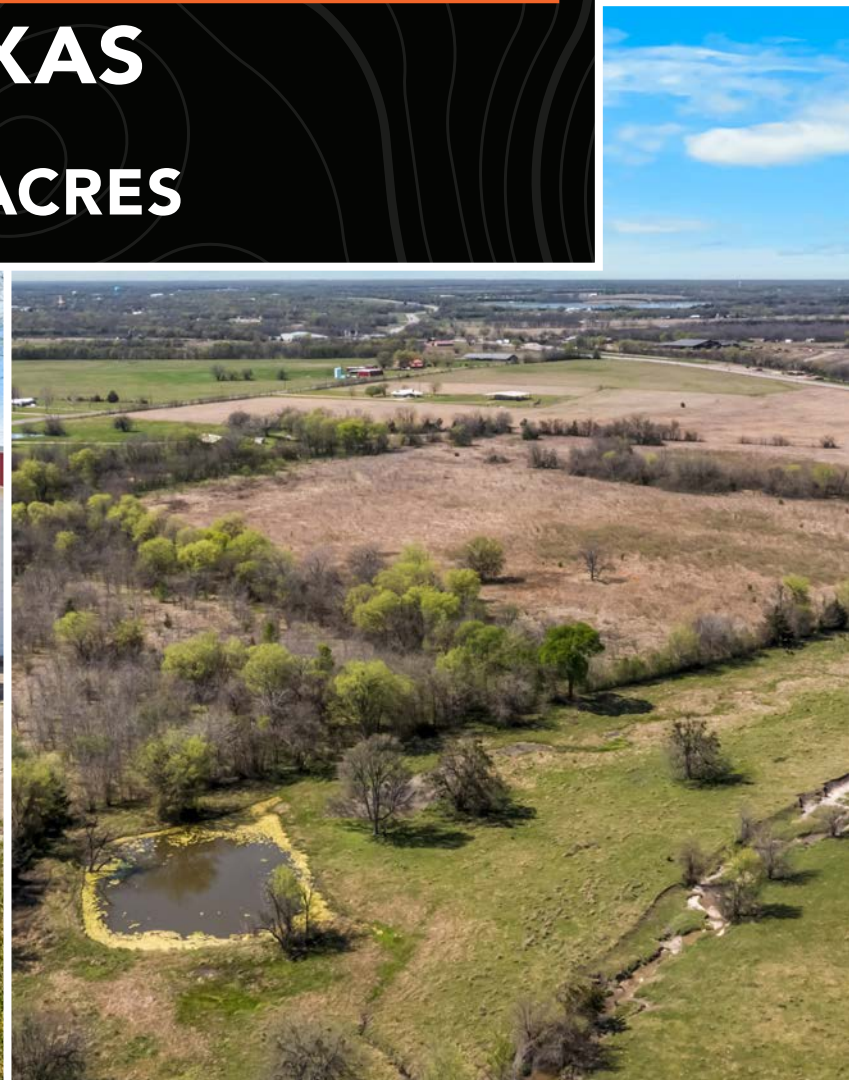




MIDWEST LAND GROUP
PRESENTS

RED RIVER COUNTY TEXAS

269 ACRES



MIDWEST LAND GROUP IS HONORED TO PRESENT

EXCEPTIONAL 269 +/- ACRE CATTLE RANCH

Welcome to a 269 +/- acre hay and cattle ranch in Red River County on the outskirts of Clarksville with a beautiful 3,100-square-foot 3 bed, 2 bath home with 2 living areas, a new open concept kitchen, and a new 16'x16' office. There's a second bunkhouse on the property that has previously been used as a duplex. One side is a 1 bed, 1 bath, and the other side is a 2 bed, 1 bath. Just beyond the house, there is an above ground swimming pool with a large deck.. On this side of the highway, there are 157 +/- acres with 4 barns on the property. One is a 24'x30' shop with electricity, the second is a 7-stall horse barn with a huge tack room with a small peach orchard out front. Just outside of the horse barn, there is a lighted arena for all of your rodeo dreams. The third barn is a 30'x70' fully enclosed hay barn with a lean-to on one side. The last barn is an 80'x140' with 8 pens under the roof with water and an alleyway. There is also a big storage room, an office up front with loading chutes for cattle trailers, and a semi with two entrances to the highway. Just outside of this barn are also two 50'x50' pens. Outside the back door

is the beautiful 157 +/- acre hay meadow where you can watch the sunset over the green coastal hay or you could even watch your cattle graze.

Across the highway is the remaining 112 +/- acres of property with 77 +/- acres being a beautiful hay meadow with great fences and also a water meter. The remaining 35 +/- acres are wooded and perfect for hunting whitetail deer, hogs, and turkey. Both properties have a combined ¾ mile of Highway 82 road frontage.

The whole 269 +/- acres could be in hay production with the beautiful coastal hay meadows or they could easily hold your cattle with the great perimeter and cross-fences. Whether you're looking to bale your hay for your own cattle or sell it to the public, this property can produce income. Just a couple minutes from downtown Clarksville makes amenities easy to possess but still be far enough out of town to feel like you're secluded in the country. This property is a prime example of a northeast Texas ranch.



PROPERTY FEATURES

PRICE: **\$1,975,000** | COUNTY: **RED RIVER** | STATE: **TEXAS** | ACRES: **269**

- Beautiful hay meadows
- Enclosed hay barn
- Cattle working facilities
- Great hunting
- Highway 82 frontage
- Deer, hogs, and turkey
- Beautiful 3,100-square-foot home
- 24'x30' shop
- Rodeo arena
- Peach orchard
- Minutes from Clarksville
- 35 minutes from Paris



3,100-SQUARE-FOOT HOME



HORSE BARN



BUNKHOUSE



MULTIPLE OUTBUILDINGS



CATTLE FACILITIES



AERIAL MAP



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Boundary Center: 33° 36' 11.07, -95° 0' 54.18

0ft 1466ft 2933ft



Maps Provided By:



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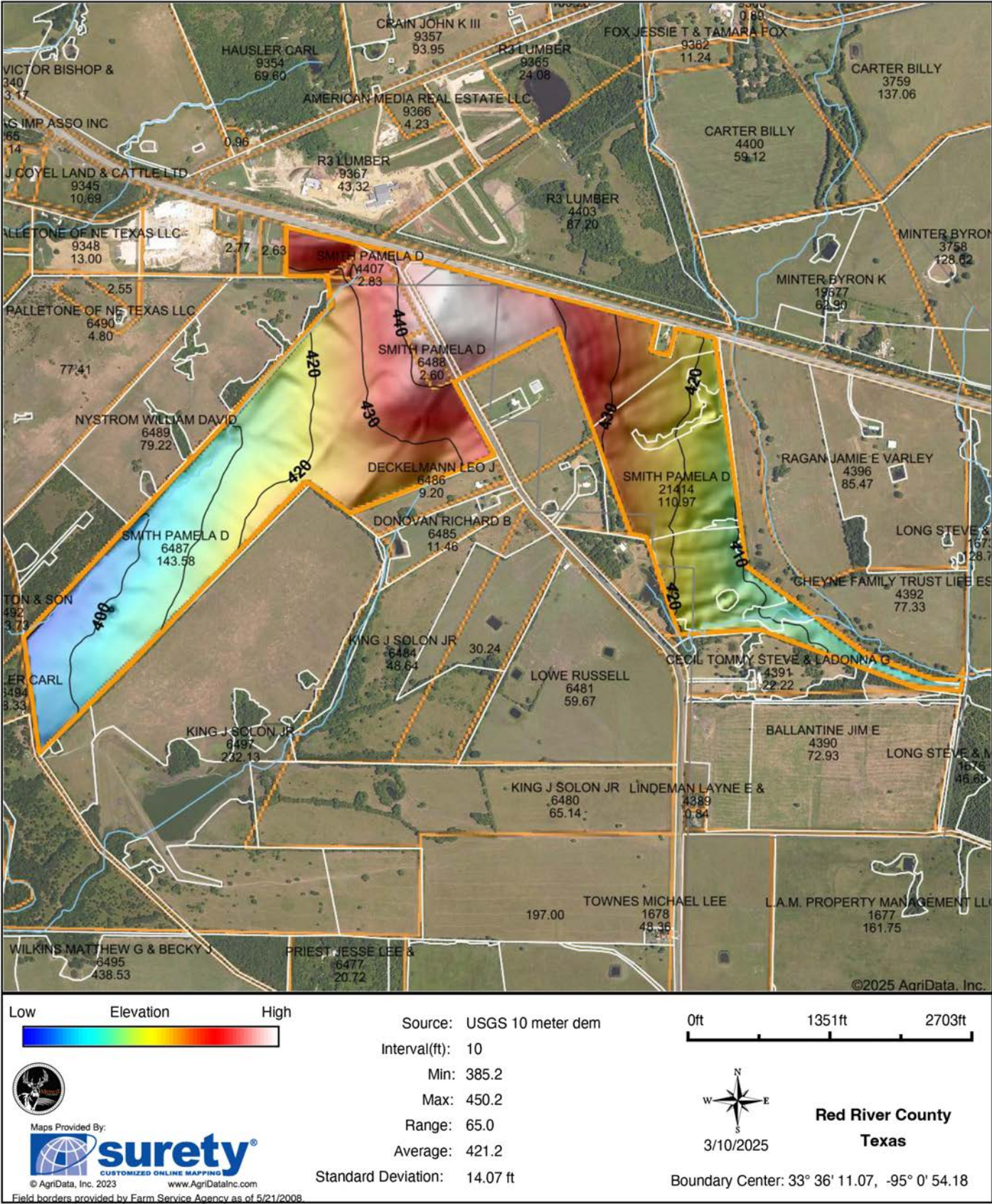
Red River County
Texas



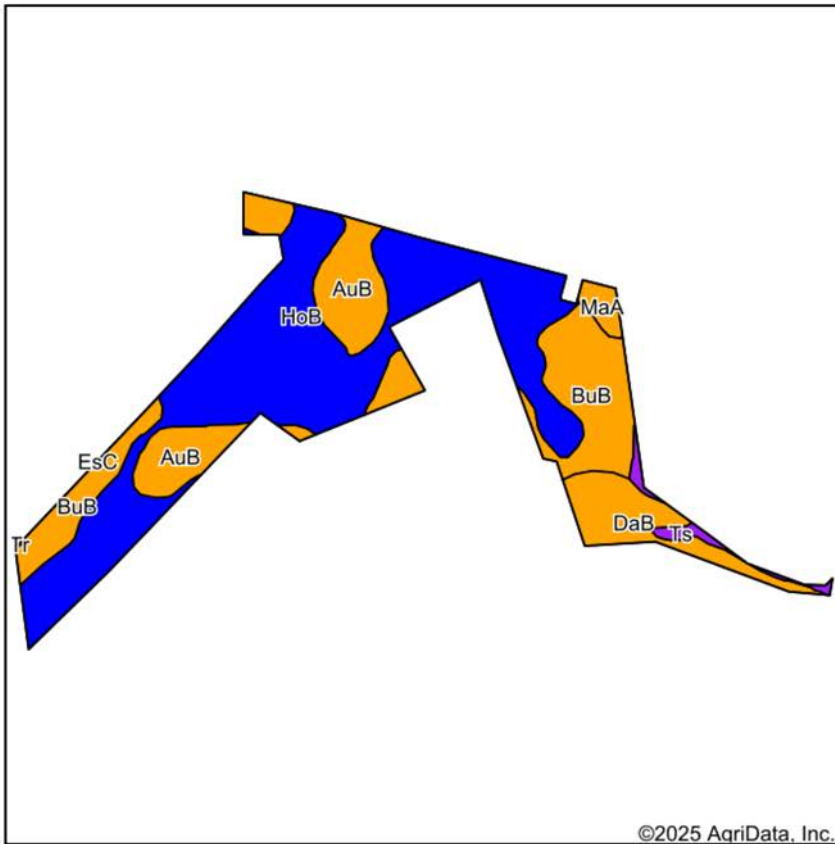
3/10/2025

Field borders provided by Farm Service Agency as of 5/21/2008.

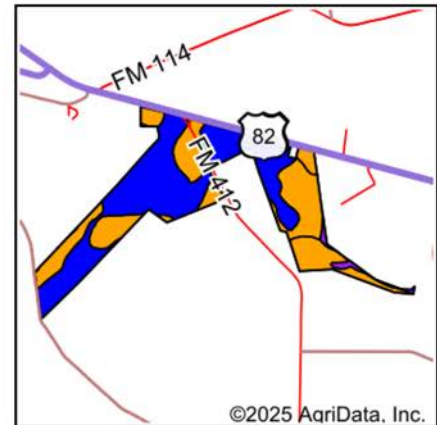
HILLSHADE MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Texas**
 County: **Red River**
 Location: **33° 36' 11.07, -95° 0' 54.18**
 Township: **Clarksville**
 Acres: **265.15**
 Date: **3/10/2025**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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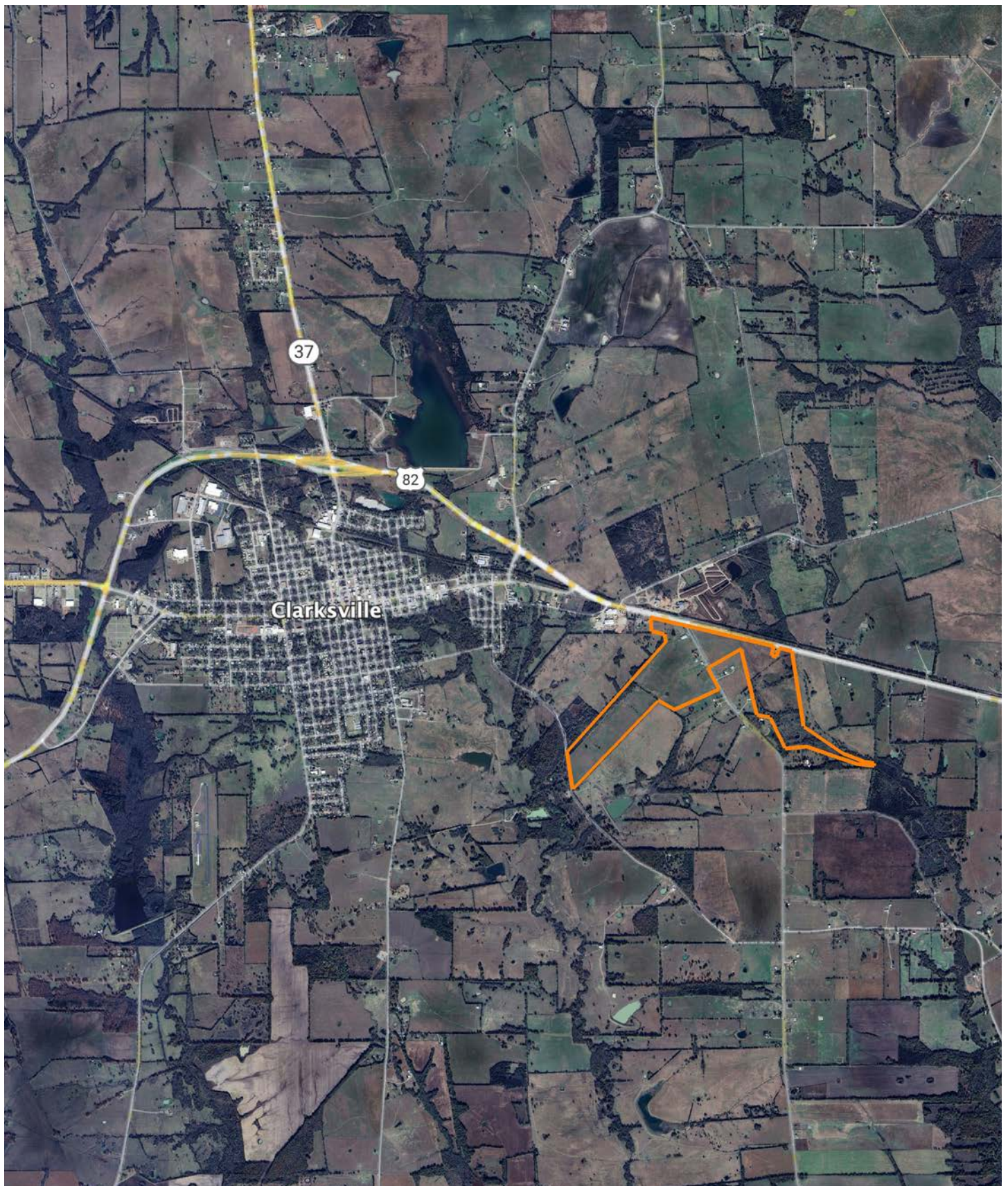
Area Symbol: TX387, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
HoB	Houston Black clay, 1 to 3 percent slopes	143.34	54.1%		> 6.5ft.	Ile	6000	62	32	49	50	62
BuB	Burleson clay, 1 to 3 percent slopes	52.22	19.7%		> 6.5ft.	IIle	5420	47	29	40	43	47
AuB	Austin silty clay, 1 to 3 percent slopes	38.92	14.7%		3.1ft. (Paralithic bedrock)	IIle	4500	43	34	37	43	35
DaB	Deport clay, 1 to 3 percent slopes	22.03	8.3%		4.7ft. (Dense material)	IIle	4175	47	25	41	35	47
Ts	Trinity clay, 0 to 1 percent slopes, frequently flooded	4.34	1.6%		> 6.5ft.	Vw	4070	35	24	33	35	21
MaA	Mabank fine sandy loam, 0 to 1 percent slopes	4.30	1.6%		> 6.5ft.	IIlw	4250	41	30	41	37	24
Weighted Average						2.49	5454	*n 54.2	*n 31	*n 44.4	*n 45.9	*n 52.5

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Born and raised in Sulphur Springs and now residing in Miller Grove with his wife, Ashley, and their three children, Huntleigh, Briar, and Brooks, Hunter has a strong connection to the agricultural and rural landscapes of Texas. With a lifelong connection to the land, Hunter brings a wealth of experience as a farm owner and operator. His expertise in farming, hay production, and his ability to make land productive and profitable are invaluable assets for clients looking to buy or sell rural properties. A passionate outdoorsman with over 25 years of hunting and exploring the woods of West Texas, East Texas, and Southern Oklahoma, Hunter understands the unique qualities and values that make each piece of land special.

Hunter's mission is to bridge the gap between farmers, ranchers, and real estate, ensuring his clients receive the best results tailored to their goals and needs. His commitment to hard work, attention to detail, and refusal to accept failure set him apart.

As a devoted member of Grace Family Church and an active participant in his local community, Hunter is not just a land expert but also a trusted advisor and partner. Whether you're looking to buy or sell agricultural, recreational, or hunting land, Hunter Reppond is ready to guide you every step of the way.



HUNTER REPPOND

LAND AGENT

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