

Robert Thornton Estate Offering – Red River County, Texas – Information & Description



Red River County is located within an hour or so from major cities and offers a reprieve from the noise of urban life. This land is cloaked in native forests that have naturally reforested once busy farmsteads. The remnants of these farms are nestled in woods now, the work of previous farming of the land now exist as cherished family memories. Plow furrows are still visible in places, some of the current owners worked the farm for their grandparents during summers. There are very large old trees that once were scattered in the old fields that now stand in contrast to the younger trees as reminders of what this landscape once was.

Current conditions on the property make it suitable for forestry management, with favorable species of hardwood along with the pine. Recreational activities such as hunting, ATV riding or walking the woods could work with a residence or weekend getaway. Allowing the forest to grow over time while using it recreationally would be a good plan for this land.

This farm is offered in seven parcels that will have county road access. See Proposed Parcel Mapping and Parcel Pricing Table in the documents.

Land is for sale as individual parcels as shown on the parcel mapping, or a combination of two or more into larger parcels; but no subdivided smaller parcels. Sellers requiring a deed restriction that prohibits further subdividing in any subsequent sale smaller than the originally-offered parcel.

Land usage restricted to non-commercial activities; acceptable would be residential, recreational, agriculture and forestry. See Property Use Restrictions in documents.

Division lines between parcels have not been surveyed; mapping is provided as an illustration of the Sellers intent. County roads and/or exterior boundaries define the 20.7, 12.2 and 12.7 acres. The access corridor for the 32.8 acres is intended to be approximately 75 feet wide.

Entire 154.222 acres surveyed in April 2024, plat available upon request. Acreages of parcels are estimated, based on Appraisal District, aerial photos, deed call information & ground checks.

Sellers are reserving all owned mineral rights.

FEMA flood zones not mapped in this county. Railroad Commission data shows no pipelines, oil or gas wells.

Taxes for 2024 were \$122.48 for the 154 acres. The property is currently under Ag/Timber. New Owner will be responsible to verify tax status, rollback provisions, and/or apply for Ag/Timber Valuation at the Appraisal District.

Electric Power - powerline along northern boundary of the 20.7 acre parcel, and along east side of CR 3230, running NE to SW across the 12.7, 12.2, 14.1 and 44.8 acre parcels. There will be a reservation for utility right-of-way on CR 3233 on boundary between 12.2 and 14.1 acre parcels for utility access to 16.9 and 32.8 acres. Service drops and connections will be the responsibility of the Buyer. Lamar Electric Cooperative 903-784-4303. Telephone landline is indicated along CR 3230, it is believed to be Windstream. Septic system / water well will need to be installed responsibility of buyer.

TerraStone Land Company strives to gather good information concerning listed properties from reliable sources, but cannot guarantee the accuracy of said data, including but not limited to boundary line locations, acreages, fence lines, tree ages, timber volumes, timber value, legal title, environmental hazards, condition of improvements, legal access, utility services, or site suitability for agricultural or forestry use.

Land taxes may be subject to agricultural or other valuations that may be subject to roll back taxes if the use of the land is changed or a new application for such valuation is not tendered to the appropriate appraisal district by the purchaser. Land use valuation status is tied to the landowner, not to the land. Seller nor TerraStone Land Company can guarantee qualification for any special use valuations.

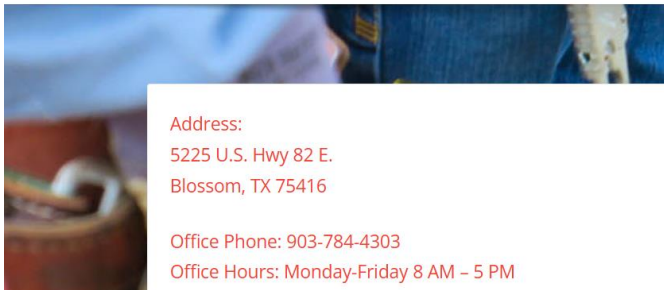
All maps are provided for illustrative purposes only and are not survey plats. Unless specifically stated, no formal land surveying by a licensed surveyor has been used in determining acreages. Aerial and ground photography may include neighboring properties that are not included in this offering, and such photography is intended for general use only. TLC recommends that potential buyers examine the offered property to their own satisfaction, and are strongly urged to verify all pertinent facts for themselves. TLC is not responsible for errors, omissions, offering withdrawal or price modifications.

Driving Directions:

From U.S. 82 on northeast side of Clarksville, take FM 1159 northeast for 10.5 miles to CR 3235 on the right; head east for 1.3 miles to CR 3230, then right (south) on CR 3230 for four-tenths of a mile to the northern boundary of the entire property.



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Address:
5225 U.S. Hwy 82 E.
Blossom, TX 75416

Office Phone: 903-784-4303
Office Hours: Monday-Friday 8 AM – 5 PM

-Red River WSC has a line to Haywood Church on FM 1159, but do not have service in area of property.