



1906 FARM ROAD 1506
PARIS, TX 75460



\$1,262,707



2,942 sqft



4 beds



3 baths

DESCRIPTION

Located in Lamar County near Paris, Texas, this 89.8-acre property offers a well-maintained mix of pasture, timber, and a scenic 5-acre lake. With approximately 1,400 feet of county road frontage, the property provides easy access while maintaining privacy and open country views. The 2,942 square foot custom home features 4 bedrooms and 3 bathrooms with a design that blends Texas country, farmhouse, and Hill Country influences. The brick exterior with stone accents, standing seam metal roof, and wraparound covered porch create a functional and attractive setting for rural living. Large windows provide natural light and views of the surrounding landscape, including the lake and open acreage. The home is well insulated and includes a 4-zone heating and air system, gas cooking, and a Generac whole house generator. The land is thoughtfully maintained with a balance of open pasture and wooded areas that support wildlife such as whitetail deer and waterfowl. The 5-acre lake is stocked with bass and catfish, offering year-round fishing opportunities. This property is well suited for hunting, fishing, ATV riding, and shooting. Additional improvements include a 30' x 50' shop with a bathroom, perimeter barbed wire fencing, and utilities already in place including co-op water, electric, septic, and propane. Agricultural exemptions are currently in place, helping reduce property taxes. This property offers a combination of residential comfort, recreational use, and long-term land ownership value in Northeast Texas. Portion of the property north of the lake is located in 100 year floodplain. Buyer to verify.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21245372

YEAR BUILT: 2011

COUNTY: Lamar

TRACT OR SUBDIVIION: A173

LIST DATE: 04/20/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET: 2,942

TOTAL BEDS: 4

FULL BATHS: 3

HALF BATHS: 0

ACRES: 89.8

LOT SIZE (SQFT): 3,911,688

INTERIOR FEATURES

KITCHEN:

- FarmEquipment
- Generator
- ListAvailable

FIREPLACE:

- LivingRoom
- WoodBurning

FLOOR COVERINGS:

- Carpet
- Combination
- EngineeredHardwood
- Tile

APPLIANCES:

- BuiltInGasRange
- BuiltInRefrigerator
- Dryer
- Dishwasher
- GasCooktop
- Disposal
- GasOven
- Microwave
- Refrigerator
- TanklessWaterHeater
- VentedExhaustFan
- Washer

WINDOWS:

- WindowCoverings

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES


STYLE: <ul style="list-style-type: none">● Modern● Traditional● Farmhouse	PARKING: <ul style="list-style-type: none">● AdditionalParking● Concrete● DoorSingle● Driveway● GarageFacesFront● Garage● GarageDoorOpener● Gravel● Gated● InsideEntrance● KitchenLevel● Private	LOT DESCRIPTION: <ul style="list-style-type: none">● Acreage● Agricultural● BackYard● Cleared● InteriorLot● Lawn● Level● Pasture● FewTrees
ROOF TYPE: <ul style="list-style-type: none">● Metal	YARD/GROUNDS: <ul style="list-style-type: none">● Lighting● PrivateYard	SIDING: <ul style="list-style-type: none">● Brick
POOL TYPE: <ul style="list-style-type: none">● None	FOUNDATION: <ul style="list-style-type: none">● Slab	FENCING: <ul style="list-style-type: none">● BarbedWire● Fenced● Full● Gate● Perimeter● Pipe● Wire

UTILITIES

HEATING/COOLING: <ul style="list-style-type: none">● Central● Electric● Fireplaces● Propane● WoodStove	UTILITIES: <ul style="list-style-type: none">● ElectricityAvailable● ElectricityConnected● OverheadUtilities● SewerAvailable● SepticAvailable● WaterAvailable● CableAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES: <ul style="list-style-type: none">● BuiltInFeatures● DecorativeDesignerLightingFixtures● DoubleVanity● EatInKitchen● Loft● OpenFloorplan● Pantry● CableTv● VaultedCeilings● NaturalWoodwork● WalkInClosets	SECURITY FEATURES: <ul style="list-style-type: none">● CarbonMonoxideDetectors● FireAlarm
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LISTED BY: Corey Baumann 

BROKERED BY: Whitetail Properties Real Estate