

**CR 3110**  
**Clarksville**

**Offered at \$4,500,000**



**[http:// littleponderosa.ePropertySites.com](http://littleponderosa.ePropertySites.com)**

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What every great ranch should be! 3,000 acres rolling terrain consisting of mostly open land that will run approximately 450 cows and calves. This place has it all - well established grasses for grazing, two sets of metal working pens, three hay barns, equipment barns, a large shop with parts room and office, concrete silage, hay racks, fuel tanks, chemical tank, cross- fencing, plenty of road frontage, several ponds, creeks and beautiful views. A 3,400 square foot ranch house serves as ranch headquarters. Approximately 30 percent of the property is wooded with pines and hardwoods and serves hunters well with abundant wildlife including deer, hog and turkey. Located in the heart of Red River County, less than 150 miles northeast of Dallas, this property is a must see!

- 3,400 approx sq.ft.
- 3,000 Acres
- Ranch House
- Hay Barns
- Equipment Barns
- Shop
- Working Pens
- Ponds
- Road Frontage
- Cross Fencing



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