



McCallum Properties
REAL ESTATE INVESTMENTS

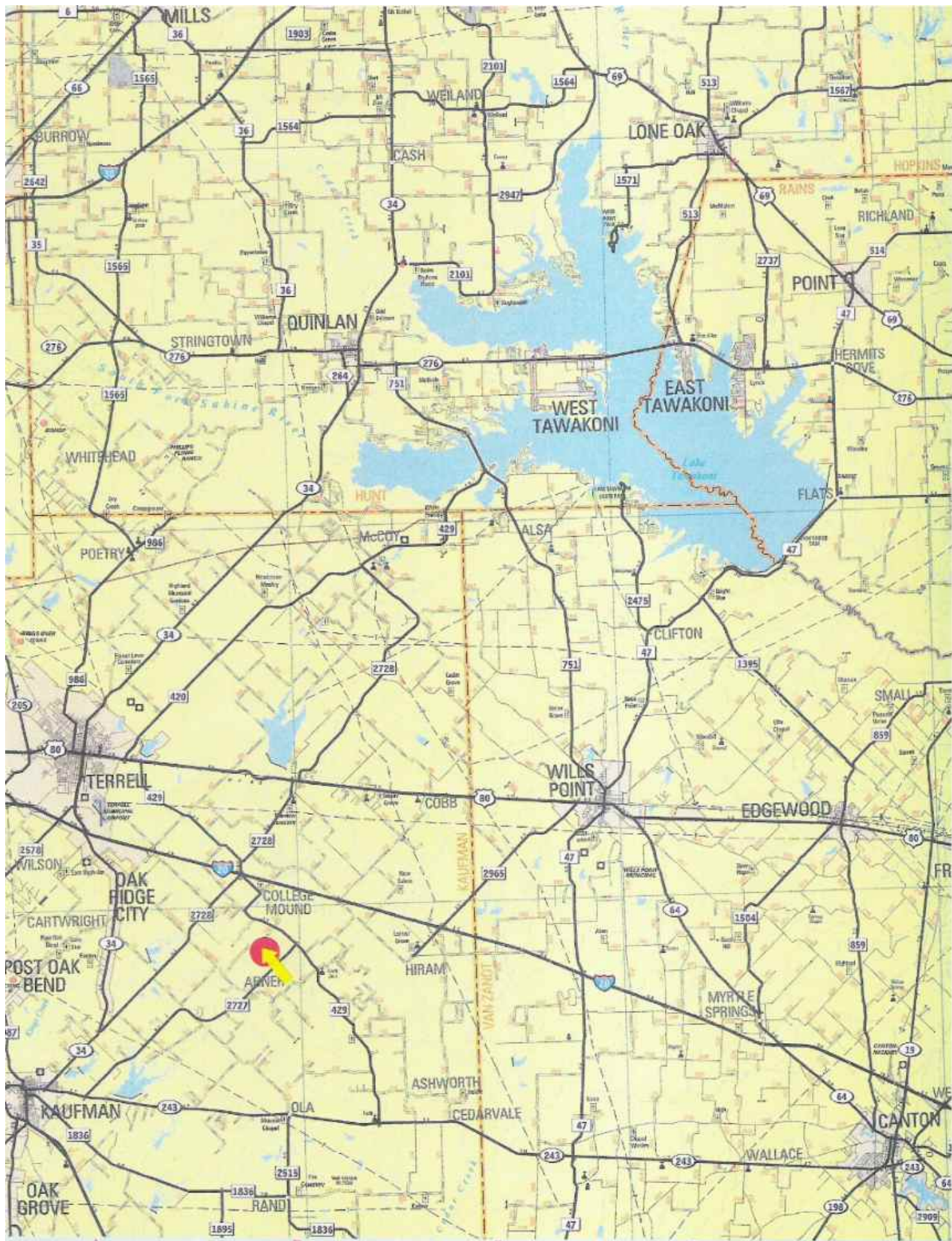
400 Acre Cattle and Recreation Ranch
Less than 1 hour from Dallas

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400 Acre Cattle and Recreation Ranch

Price: Reasonably priced at \$4000 per acre. \$1,600,000.

Location: 35 mile east of Dallas, just south of I-20 at College Mound on FM 2727.

Utilities: College Mound Water Supply, Trinity Valley Electric.

Stock Tanks: There are six small tanks on the property. Depth is good in most and all hold water year-round.

Fences: Property is fenced and cross fenced. Most fencing is in good shape with a few places that may require repair in the future.

Pasture/Cattle: Property is well suited for a cattle operation. Grasses include coastal Bermuda grass, common Bermuda grass, vetch and rye grass. Property yields approximately 600 round bales per year.

Working Pens: Pipe construction with electricity. Pens are in great condition.

Barns: There are two barns on the property. Both have electricity.

House: There is a nice 3 bedroom/2 bath, 1300 sq. ft. house on the north side of the property. It is currently leased and provides a rental income of \$750 per month.

Minerals: Owners have 100% of minerals. Negotiable.

Taxes: Estimated at less than \$2000 per year.



