



# UC RANCH<sup>TM</sup>

PROPERTIES



## *4030 Acre Premier Northeast Texas Cattle Ranch*

J.W. Ross | Land Broker  
903-491-1719 | [jw.ross@altaterrarealty.com](mailto:jw.ross@altaterrarealty.com)



**AltaTerra Realty  
and Auction LLC**







## Property Location

This 4,030 acre ranch is currently being utilized for commercial Charolais operation. This premier property offers an abundance of amenities and improvements.

This ranch lies in Northeast Texas in Red River county. Approximately two hours from North Dallas and one hour from Texarkana. Paris Texas, Clarksville, Texas and Idabel Oklahoma all 30 minutes or less driving time.



# Land



4,030 Acres of highly productive grassland and hardwood bottomland for premier hunting. Historically utilized for cattle, the land lends itself to a wide variety of native grasses, to include Bermuda, Common, Dallas, Fescue, Rye and other local varieties.



The current owner has utilized the grasses, along with a good rotational management system, to allow a high ratio of AMU with the ranch historically operating approx. 1200 - 1500 cow/calf pairs. Fenced and cross-fenced, the pastures are set up for multiple rotation, with good interior fencing and gates.



Hunting and recreational opportunities are abundant in the Sulphur River bottom region of this ranch. Large Whitetail deer, hogs, turkey and some bobcat are just a few of the local game located on this premier property.

Located in the Mississippi flyway, duck hunting is exceptional on the many water sheds and sloughs.



## Surface Water & Ranch Improvements



Water will never be a need on this ranch.

Dozens of lakes and stock tanks throughout the property allow for strategic rotation and plenty of water availability for commercial management plan. Cuthand Creek runs through the ranch, creating additional water source for cattle or hunting habitat for local game. Several levies across the property.



Although not currently being utilized for irrigation, the property lies in Nacatoch Aquifer Outcrop. The ranch offers many ranch improvements for a premier cattle operation. Excellent perimeter and interior fencing. All owned minerals to be conveyed. Cattle is negotiable.



Large shop with 110/220, concrete floor and roll-up doors. 5 grain bins, small managers quarters, secondary shop and additional dry storage. Multiple working pens strategically set up throughout the ranch, to include a 60x120 steel covered working pens with insulated roof.



## Property Photos





# Executive Homes



Two main homes located on some of the highest points of the property allow for views overlooking the main portion of the ranch.





# Executive Homes

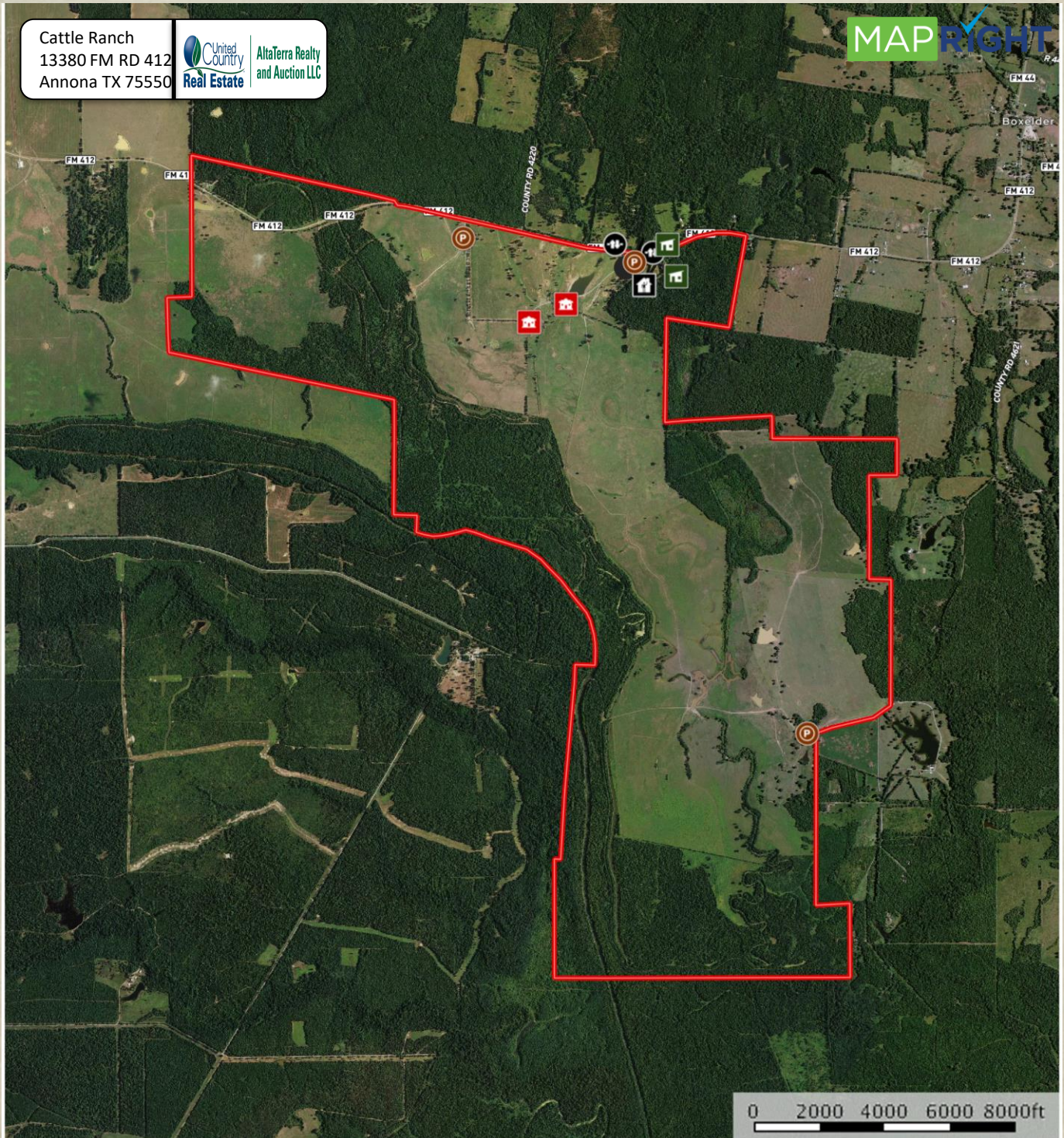


Both homes have 3 bedrooms, 2+ baths and custom amenities throughout living space.





# Aerial Map





## Appendix

### Contact Information

#### United Country AltaTerra Realty & Auction

J. W. Ross	Cell:	(903) 491 - 1719
Broker	Email:	<a href="mailto:jw.ross@altaterrarealty.com">jw.ross@altaterrarealty.com</a>
	Website:	<a href="http://www.altaterrarealty.com">www.altaterrarealty.com</a>
	Office:	(903) 438 - 2585



**AltaTerra Realty  
and Auction LLC**

**AltaTerra Realty  
and Auction LLC**

## Northeast Texas Cattle Ranch

4,030 Acres

**OFFERED AT:  
\$19,400,000**

Location:  
13380 FM RD 412  
Annona, TX 75550

Land Broker | J.W. Ross  
903-491-1719 | TX: 496806



**903-491-1719 | AltaTerraRealty.Com**



*"The information contained in this brochure has been obtained from sources believed to be reliable and is believed to be correct, but the sellers, broker and auctioneers do not guarantee its accuracy. All distances, sizes, capacities, and similar measurements and figures are approximate. All information about properties should be independently verified by interested purchasers."*