



UC RANCHTM
PROPERTIES



800 Acre Premier Texas Hunting & Cattle Ranch

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**AltaTerra Realty
and Auction LLC**





Property Location

The land consists of approximately 800 acres of productive grassland and recreational timber. The property has consistently been utilized as a Charolais cattle operation with the land being fenced and cross-fenced for easy rotational management.

Located less than an hour from Texarkana and 2 hours from DFW, this ranch for sale offers great opportunity to expand your cattle operations.

Land



There are many local forage grasses available, to include Bermuda, Common, Fescue, Dallas and other native grasses. Abundance of water available with multiple stock tanks across the ranch and Jake Creek providing an additional water source and live water.



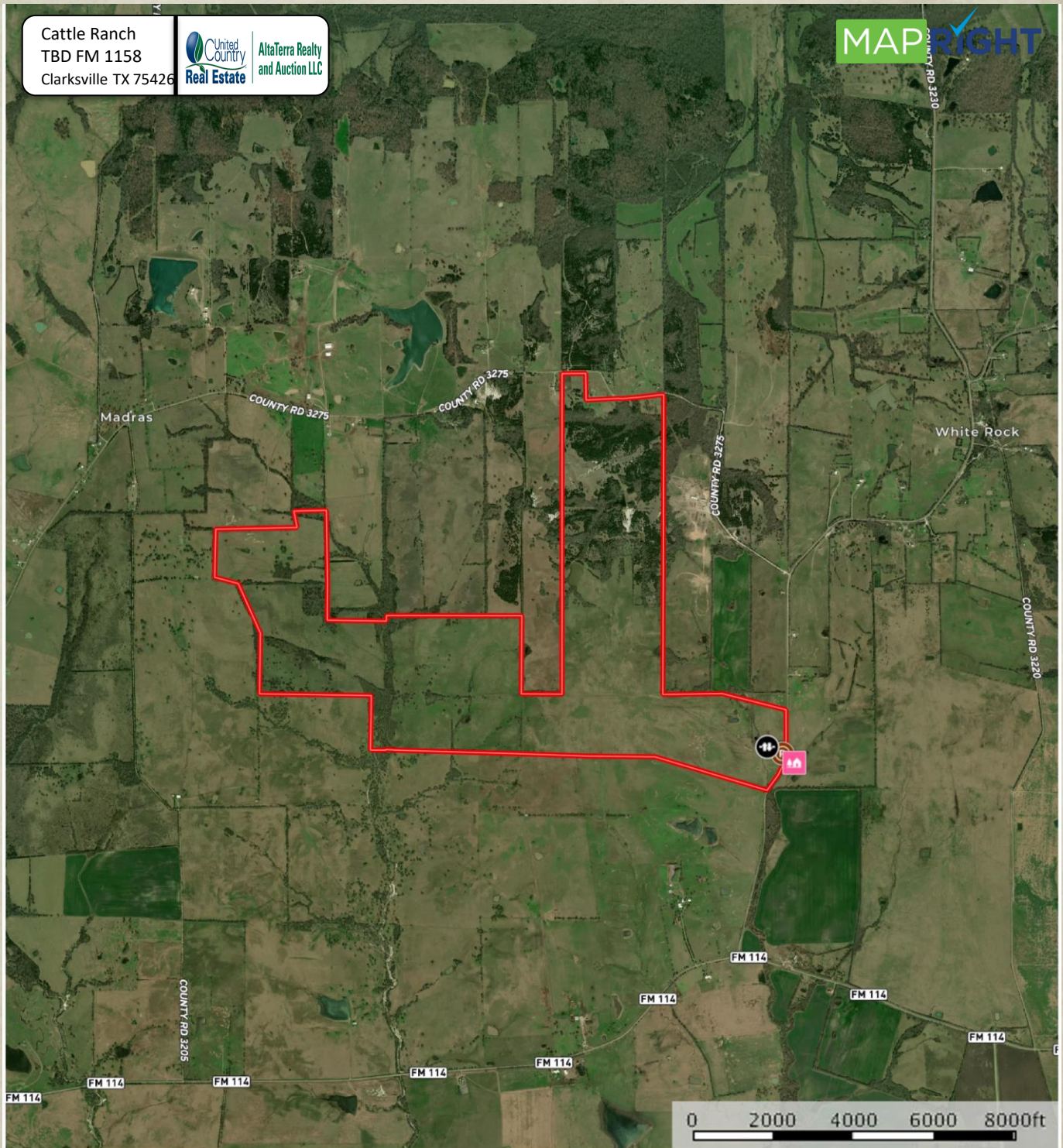
Land



The property is located in an excellent hunting habitat and has approximately 150 acres of prime hunting areas. Large whitetail deer, hogs, turkey and some bobcat offer plenty of game for the recreational hunter. There is a small hunting camp located on the property perfect for seasonal income. Utilities and good frontage on FM road for easy access.



Aerial Map



Appendix

Contact Information

United Country AltaTerra Realty & Auction

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JUST REDUCED

Texas Hunting & Cattle Ranch

800 Acres

OFFERED AT:
\$2,211,600

Location:
TBD FM 1158
Clarksville, TX 75426

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



903-491-1719 | AltaTerraRealty.Com

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