



UC RANCHTM

PROPERTIES



560 Acre Premier Texas Hunting & Cattle Ranch

J.W. Ross | Land Broker

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**AltaTerra Realty
and Auction LLC**





Property Location

Highly productive cattle operation for sale on approximately 560 acres for sale in Red River County TX. This ranch has historically been utilized as a productive rotational cattle operation with an average of 4 acres per AU with good 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 & Improvements



Local grasses include Bermuda, Common, Dallas and other native grasses. Fenced and cross-fenced for rotation. Plenty of shade and hunting available with over 100 acres of hardwood timber on the property. Local game includes whitetail deer, hogs, turkey and some bobcat.



Land



Surface Water



Two large lakes are located on the property with multiple small stock tanks and Cuthand Creek running through the property offering additional water source.



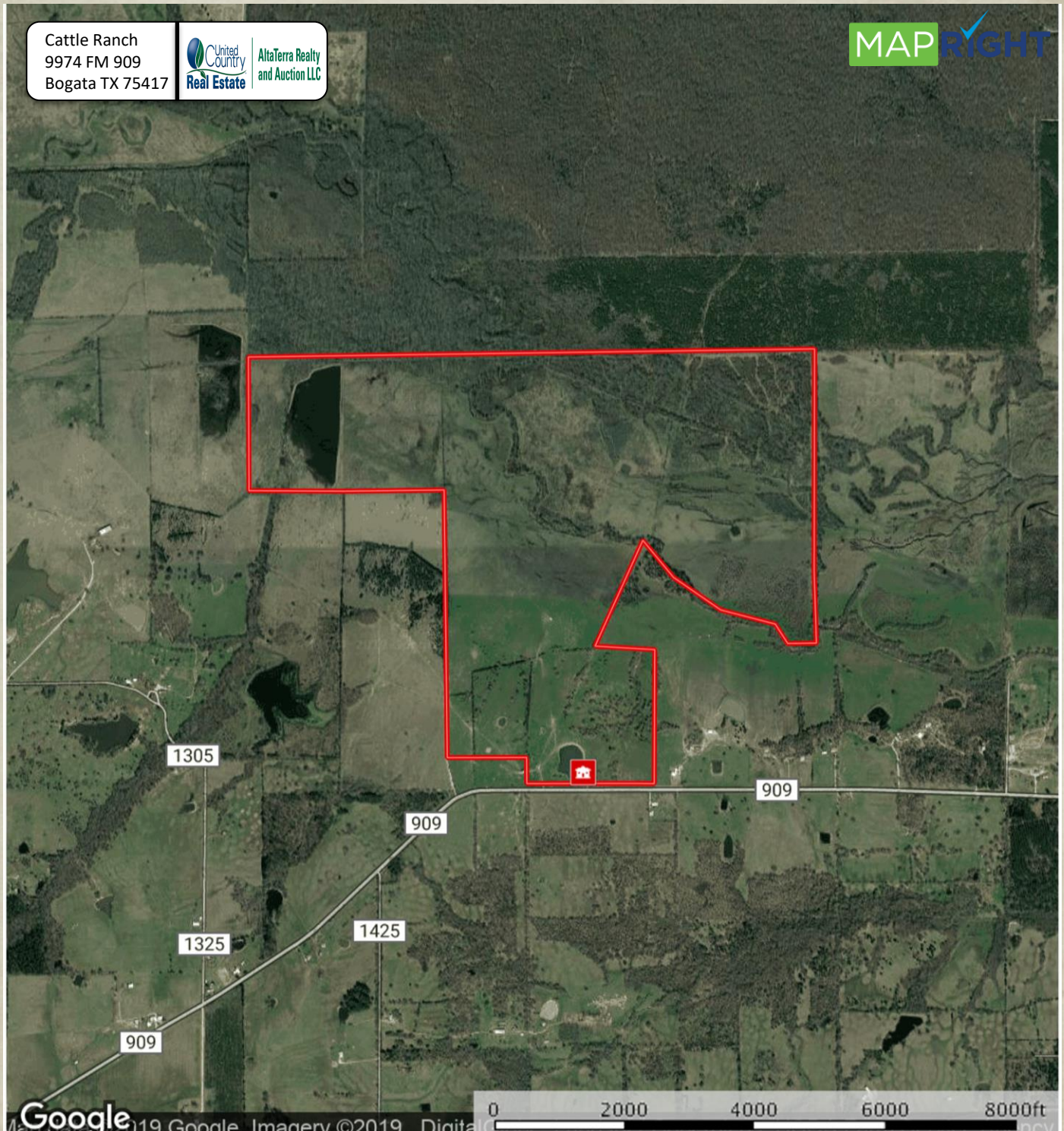
Residential Property



A small two bedroom, one bathroom ranch house that is perfect for a managers quarters is located on the property.



Aerial Map



Appendix

Contact Information

United Country AltaTerra Realty & Auction

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and Auction LLC**

United Country Real Estate

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and Auction LLC**

Texas Hunting & Cattle Ranch

560 Acres

OFFERED AT:
\$1,548,120

Location:
9974 FM 909
Bogata, TX 75417

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

JUST REDUCED

903-491-1719 | AltaTerraRealty.Com

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