



UC RANCHTM

PROPERTIES



420 Acre Premier Texas Hunting & Cattle Ranch

J.W. Ross | Land Broker

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**AltaTerra Realty
and Auction LLC**





Property Location

The land consists of approximately 420 acres of productive grassland and recreational timber. The ranch for sale is ideal for cattle operations with small set of cattle pens with lane for easy management.

Located near Annona, TX and only 2 hours from the DFW area and 45 minutes from Texarkana. The property sits on FM 44 with almost 4,000 ft of road frontage.

Land



Both Bermuda grasses and native grasses, such as Fescue, Dallas & Common make for good forage for grazing. Fenced and cross-fenced for easy rotation. Small lake and several stock tanks for water. Kickapoo Creek runs right through the property giving additional water and beauty to the ranch.

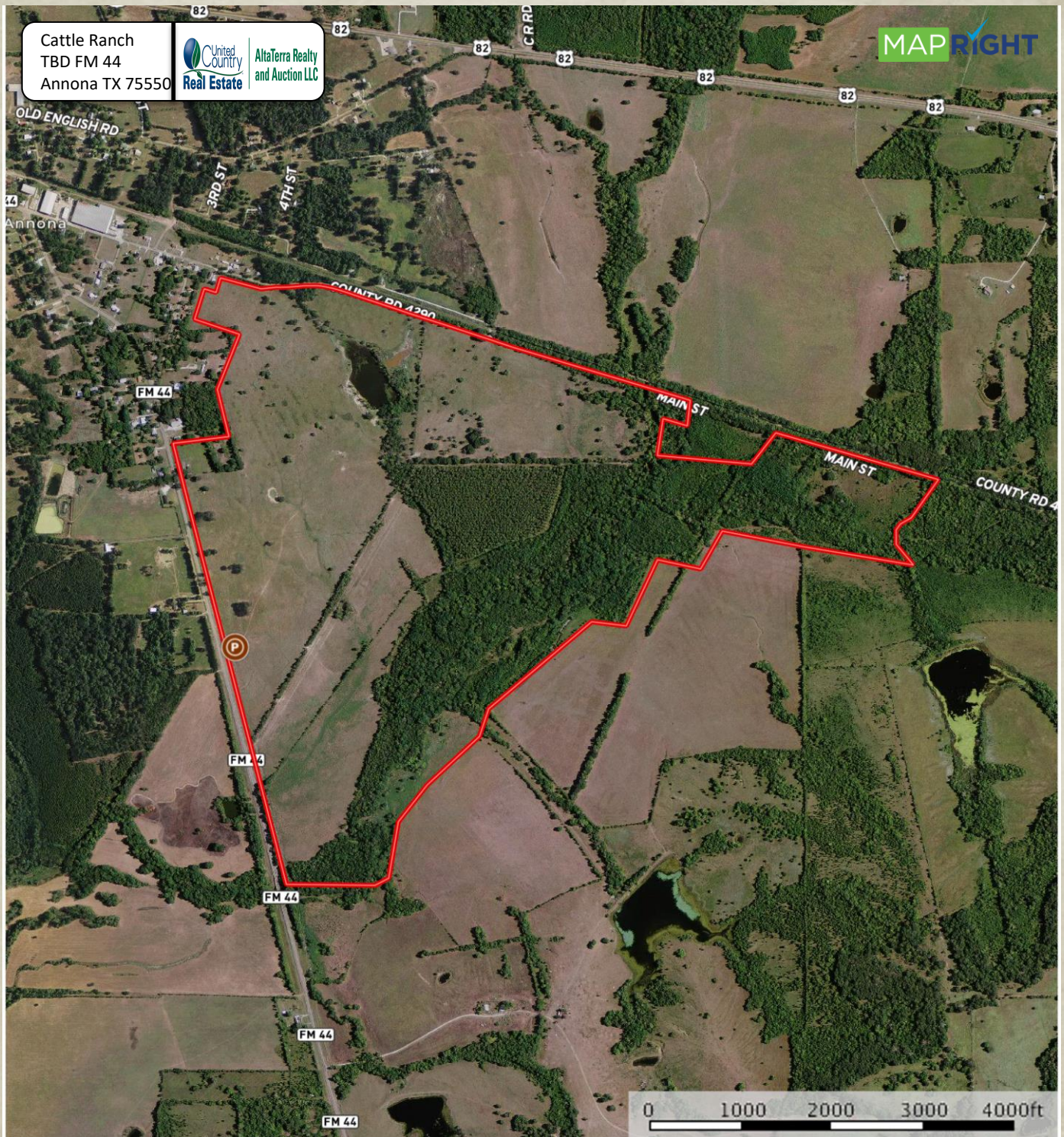
Land



Hunting is abundant on approx. 150 acres hardwood timber located on the ranch. Local game to include white tail deer, hogs, turkey and some bobcat. The northwestern portion of the property sits in the city limits and the property is set up for future development.



Aerial Map



Appendix

Contact Information

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**AltaTerra Realty
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Northeast Texas Cattle Ranch

420 Acres

**OFFERED AT:
\$1,133,445**

Location:
TBD FM 44
Annona, TX 75550

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





903-491-1719 | AltaTerraRealty.Com

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