



# UC RANCH<sup>TM</sup>

## PROPERTIES



## THE DOUBLE DEUCE RANCH

SWINK, OKLAHOMA | \$2,200,000

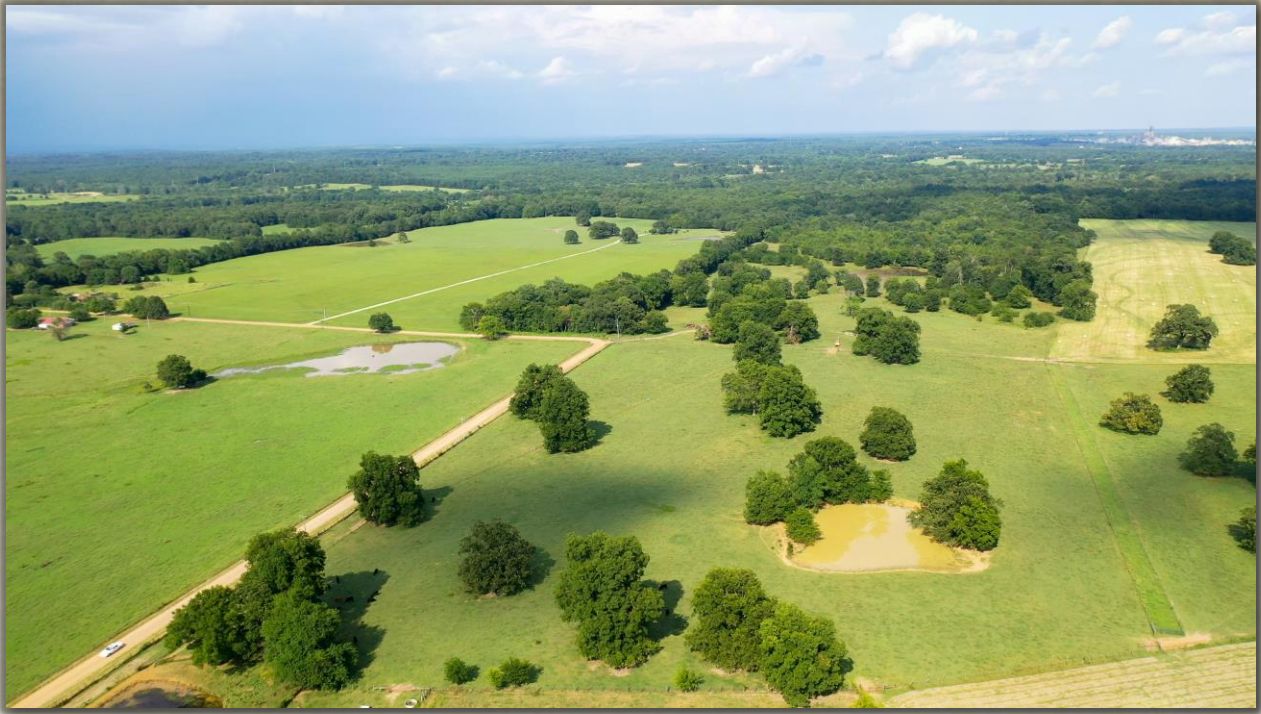
JW ROSS | LAND BROKER

903-491-1719 | [jw.ross@altaterrarealty.com](mailto:jw.ross@altaterrarealty.com)



**AltaTerra Realty  
and Auction LLC**





## Property Location

The Double Deuce Ranch lies in Southeast Oklahoma in Choctaw county. This 570 acre ranch is currently being utilized for commercial Angus operation. This premier property offers an abundance of amenities and improvements.

Bordering Highway 70 in Swink, OK, and approximately two and half hours from North Dallas, two and half hours from Tulsa and three hours from Oklahoma City. Paris Texas, Clarksville, Texas and Idabel Oklahoma all 30 minutes or less driving time for small city convenience.



**AltaTerra Realty  
and Auction LLC**



# Executive Home



The main home is centrally located in the ranch to allow easy access to all amenities.

This beautiful 4/2.5 two-story home was built in 1997 has multitude of amenities. Granite countertops, custom built cabinets, formal dining, 2 separate living areas each with its own fireplace, hardwood floors and much more. The property adds leisure with large above ground pool and deck for entertaining along with large patio area. Elegantly landscaped, the owner takes great care in the home and surrounding acreage.



**AltaTerra Realty  
and Auction LLC**



# Land



570 Acres more or less of highly productive grassland and additional partial wooded areas 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 allowing for high hay production.



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. 250 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 available in this region of this Oklahoma. Large Whitetail deer, hogs, turkey and some bobcat are just a few of the local game located on this premier property



**AltaTerra Realty  
and Auction LLC**



# Surface Water



Water will never be a need on this ranch. Multiple small lakes and stock tanks throughout the property allow for strategic rotation and plenty of water availability for commercial management plan. Seasonal creeks run through the ranch, creating additional water source for cattle or hunting habitat for local game. Although not currently being utilized for irrigation, the property has several wells with good flow with the property located in the Antlers Aquifer zone.



**AltaTerra Realty  
and Auction LLC**



# Ranch Improvements



The ranch offers many ranch improvements for a premier cattle operation. Excellent perimeter and interior fencing. Large shop with 110/220, concrete floor and roll-up doors.



2 grain bins, multiple barns, small managers quarters, secondary shop and additional horse stalls.



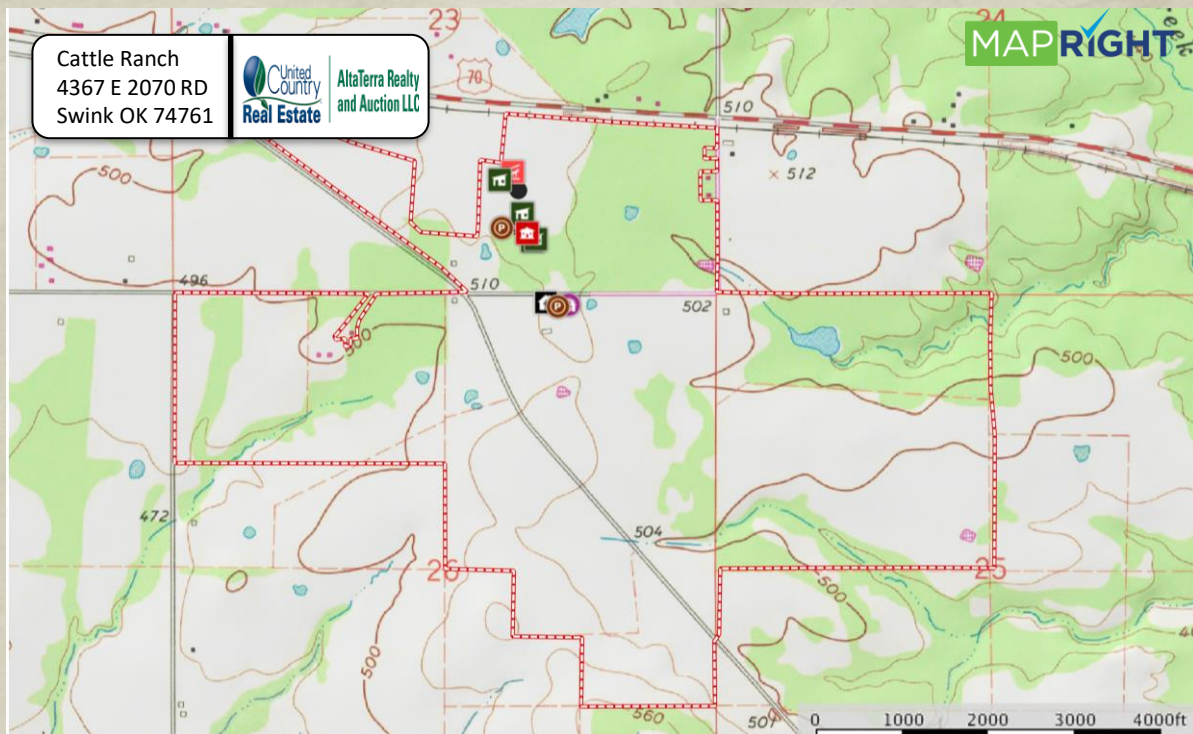
Strategically designed working lane system runs from through the property connecting multiple pastures and work out areas. Squeeze chute and veterinarian station for working the cattle. Multiple working pens strategically set up throughout the ranch.



**AltaTerra Realty  
and Auction LLC**



# Maps Of Property



AltaTerra Realty  
and Auction LLC



# Appendix

## Contact Information

### AltaTerra Realty & Auction | Real Estate Listing

J. W. Ross

Cell:

(903) 491-1719

Broker & Land Pro Expert

Email:

[jw.ross@altaterrarealty.com](mailto:jw.ross@altaterrarealty.com)

Oklahoma License Number: 170176

Website:

[www.altaterrarealty.com](http://www.altaterrarealty.com)

**AltaTerra Realty  
and Auction LLC**



## Premier Commercial Cattle Ranch

570+/- Acres

**\$2,200,000**

Address: 4367 E 2070 RD  
Swink, OK 74761

Land Broker | JW Ross  
903-491-1719 | OK # 170176

  
**U<sup>C</sup> RANCH<sup>™</sup>**  
PROPERTIES

**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."*



**AltaTerra Realty  
and Auction LLC**

