

# Luxury Texas Cattle Ranch Retreat

UC RANCH  
PROPERTIES



Offer Price \$1,133,445

FM 44 Annona TX 75550

## Texas Cattle Ranch for sale in NE TX!

The land consists of approximately 420 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.

With over 150 acres of timber for hunting, this ranch has all the pros for recreational uses!

## Property Features

- 420+/- Acres Total
- Native Grasses: Bermuda, Common and Dallas
- Multiple Stocked Tanks
- Fenced and Crossed Fenced
- Utilities and good frontage on FM road
- 150 acres of Hunting/ Timber
- Game: Whitetail Deer, Turkey, Hogs and Bobcats
- Cattle Pens
- Live Water year long | Kickapoo Creek

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**Broker Land Pro Expert**



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