

NORTHEAST TX RANCH

OFFERED AT \$6,999,000



REALTOR:
SHERI AUTREY



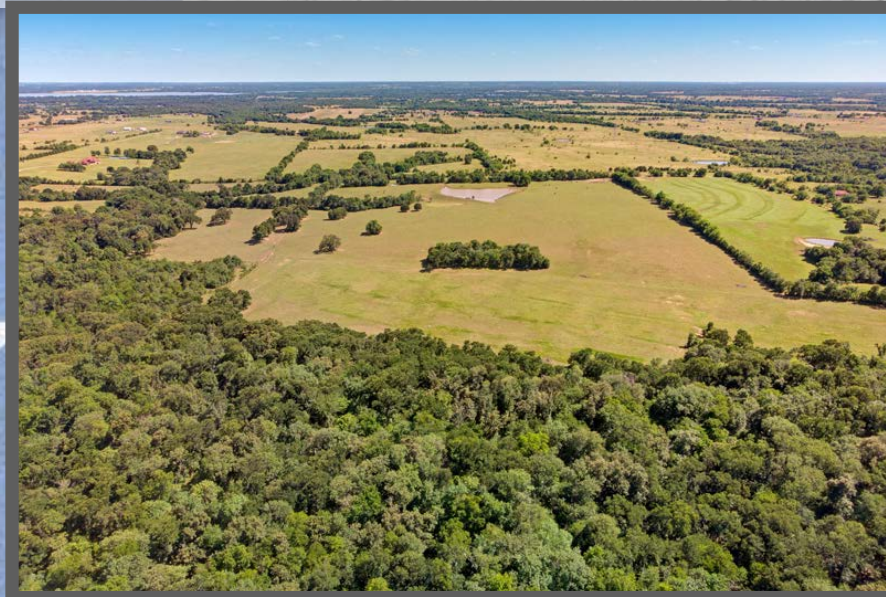
CONTACT:

(903) 474-5992

1325 S BROADWAY ST

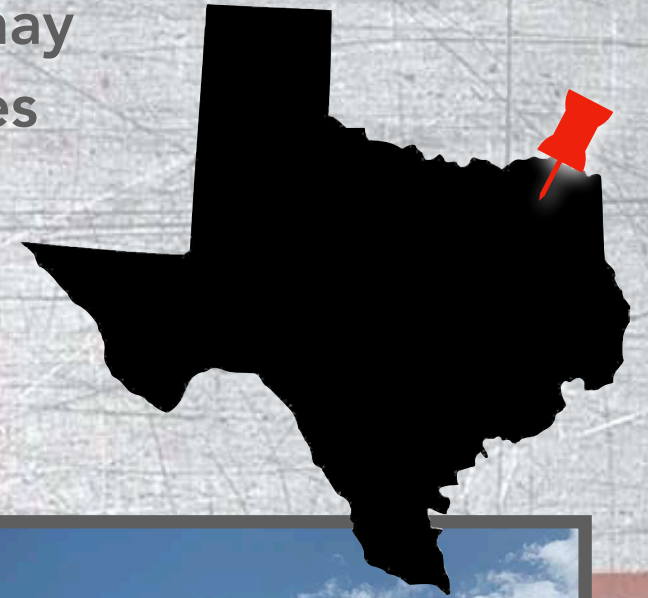
SULPHUR SPRINGS, TX, 75482

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PROPERTY HIGHLIGHTS

Meticulously maintained working cattle and hay ranch on over 1,188 +/- acres just 10 minutes from Sulphur Springs Texas.



This gorgeous property with gently rolling terrain features County Road frontage to every pasture, fully fenced and cross fenced with 6 strand barb wire and pipe fencing. Fully self sustained and producing hay for sale as well. Two covered sets of working pens with WW Chutes conveniently located on opposite ends of the property. 21 ponds total and two creeks provide year round water. At 75% capacity this property carries 330 pairs and 400-600 weight gain calves per year. Currently producing 1400-1500 bales of baleage per year in addition to 2-3 summer cuttings of bermuda and crabgrass hay. 6 hay barns, 4 of them are 50 X 100 and 2 are 40 X 60. Commodity barn with 2 roll up doors and 3 seed bays. In addition, 100 X 400 hay barn and 100 X 400 weaning barn. Office with bathroom. Abundant wildlife with deer, pigs and plenty of fishing in the ponds stocked with bass, channel cat and crappie. Farm equipment and livestock available at an additional price.



NORTHEAST TX RANCH Hopkins County

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1188 +/- acres of improved pasture

- Fenced and cross fenced
- 21 Ponds
- 17 Pastures
- 2 creeks
- Ponds in every pasture
- 2 covered sets of working pens each having WW squeeze chutes and electricity available
- County Road access to every pasture
- Carries 330 pair at 75% capacity
- Carries 400-600 head of weight gain calves per year
- Fully self sustained
- Currently producing 1,400-1,500 bales of baleage per year plus 2-3 Summer cuttings of bermuda and crab grass hay

- 6 strand barb wire and pipe fencing on all pastures
- Summer grasses are bermuda, crabgrass & native
- Winter feed is wheat and rye

8 barns total

- 4 barns are 50X100
- 1 barn is 40X60
- Hay barn 100X400
- Weaning barn is 100X400
- Commodity barn with 2 storage bays with roll up doors and 3 seed bays
- Office with bathroom
- Abundant wildlife for deer and pig hunting
- Ponds stocked with bass, channel cat and crappie

*Equipment and livestock for sale at an additional price.

10 minutes from Sulphur Springs in Hopkins County Texas

10 minutes from Cooper Lake

1 hour and 15 minutes to Downtown Dallas

1 hour 30 minutes from DFW

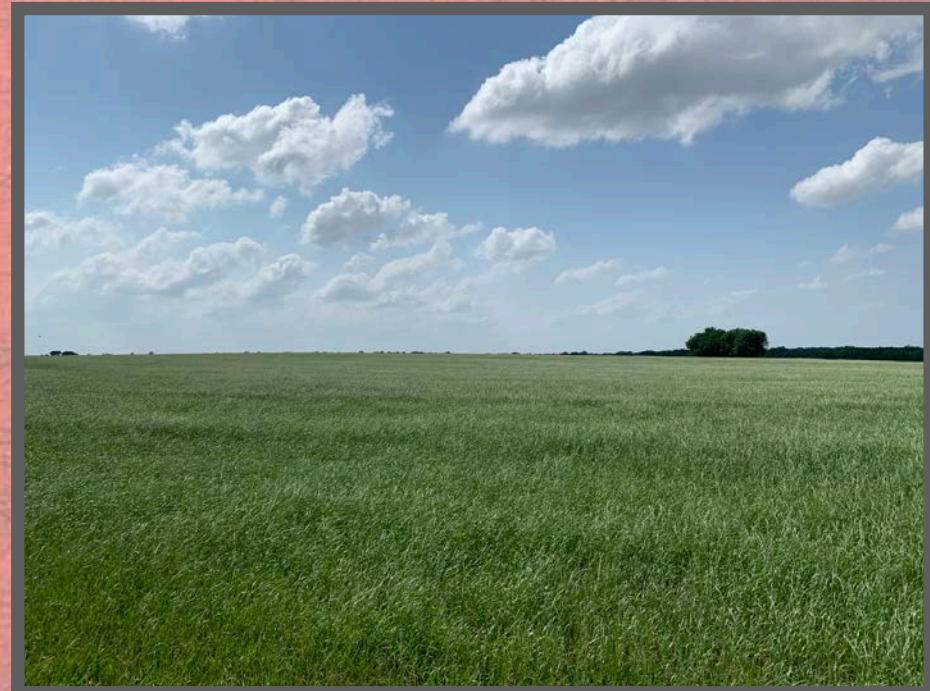
NORTHEAST TX RANCH AERIALS



NORTHEAST TX RANCH STRUCTURES



NORTHEAST TX RANCH FENCING



HAY PRODUCTION



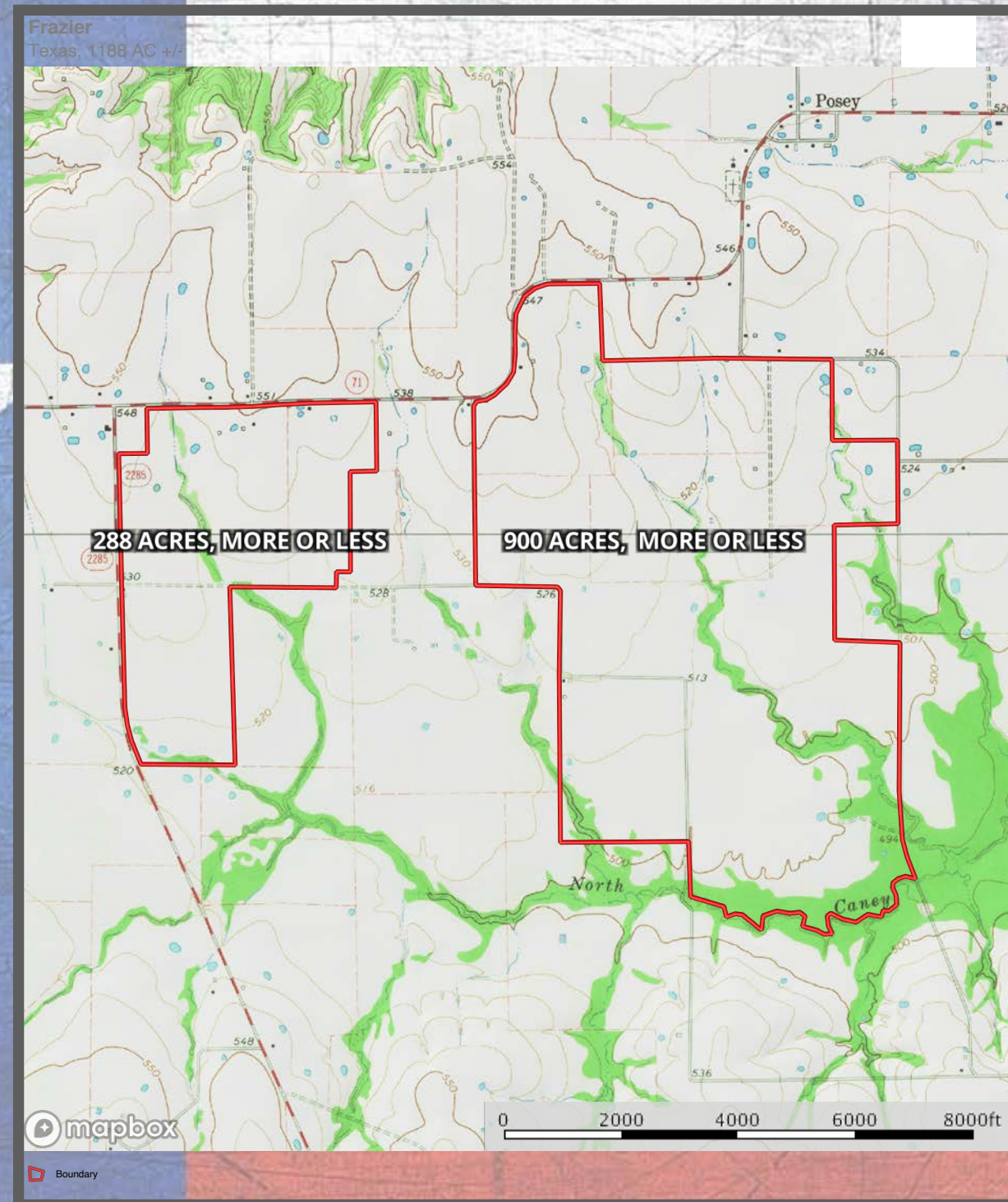
EQUIPMENT + FEED

MAKE	MODEL	DESCRIPTION	PRICE	AGE
KUBOTA	SVL95	SKID STEER LOADER W/2018 FORESTRY DOOR	66000	
KUBOTA	RTV1140	4 PASSENGER UTILITY VEHICLE 30 HOURS	17500	10 MONTHS
KUBOTA	ZD221-54	ZERO TURN LAWN MOWER	5500	2013
KUBOTA	MX5800	TRACTOR, LOADER, TILLER	32500	1 YR
KUBOTA	RTV1100	CAB UTILITY VEHICLE	14500	1 YR
KUBOTA	RTV900	UTILITY VEHICLE	9500	16 MONTHS
HISUN	700	4 WHEELER	5500	2 YRS
		COMPRESSOR IN WORK SHOP	2500	NEW
		FUEL TRAILER W/COMPRESSOR	5500	4 YRS
		1000 GAL DIESEL TANK	1000	10 YRS
CASE	110C	TRACTOR, LOADER	47500	NEW
CASE	110U	TRACTOR, LOADER	71500	NEW
CASE	MAXXUM125	TRACTOR, LOADER	86000	NEW
CASE	PUMA150	TRACTOR, LOADER	120000	NEW
CASE	PUMA185	TRACTOR, LOADER	140000	NEW
CASE	MAGNUM240	TRACTOR	149000	2 YRS
CASE	MAGNUM280	TRACTOR	175000	30 MONTHS
CASE	375	28' DISK	39000	9 MONTHS
CASE	465	ROUND BALER	36000	NEW
CASE	WDX2303	SELF PROP WINDROWER W/16' HEADER -6 TO 700 HOURS	115000	2014
CASE	850	DOZER W/CAB,AIR,RIPPERS	95000	2015
CASE	210	EXCAVATOR W/CAB,AIR	65000	2007
KRONE	3X4X8	SQUARE BALER	120000	2 YRS
KUHN		25' TEDDER	16000	2 YRS
VERMEER	2800	RAKE	22500	2 YRS
BRILLION		30' CULTIPACKER	15000	2015
GREAT PLAINS		26' NO TILL DRILL-ALL NEW BOTTOM	43000	
GREAT PLAINS		TURBO MAX	40000	2 YRS
GREAT PLAINS		VTILL RIPPER	20000	2015
LAND PRIDE		15' CUTTER	13000	2 YRS
LAND PRIDE		20' CUTTER-NEVER USED	20000	NEW
LAND PRIDE		10' CUTTER	4000	4 YRS
LAND PRIDE		10' BOX BLADE	3750	3 YRS
LAND PRIDE		SKID STEER BRUSH CUTTER 6'	7000	NEW
ARMSTRONG		GRAPPLE	800	5 YRS
MARTENS		30' HARROW	12000	2009
CIMMARON		24X7 COW TRAILER	24000	NEW
UNVERFERTH		300 BUSHEL GRAIN CART	7000	2010
AERWAY		15' RENOVATOR	8500	
LOFTNESS		SKID STEER MULCHING HEAD	22000	
ANDERSON		SILAGE WRAPPER	22500	2 1/2 YRS
		5 TON FERTILIZER BUGGY	5000	2006
		6 TON FERTILIZER BUGGY	7500	3 YRS
		1000 GAL SPRAY RIG	4000	
		500 GAL SPRAY RIG	3000	
		HAYRACKS-JUST BOUGHT FOR \$15000	10000	NEW
SHOPMADE		20' GOOSENECK HAY TRAILER	1500	
TEMPLES		32' GOOSENECK TRLR W/NEW DECK,PAINT, TIRES,WHEEL,LIGHT	7500	2010
EQUIPMENT TOTAL:			1758550	
		SILAGE-NOT SURE HOW MUCH YET		
		ALFALFA	45000	
GRAND TOTAL:			1803550	

AERIAL OF PARCELS



TOPO



WETLANDS

