



# UC RANCH<sup>TM</sup>

PROPERTIES



*900+/- Acre Premier Southeast Oklahoma Cattle Ranch*

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**AltaTerra Realty  
and Auction LLC**







## Property Location

This beautiful 900 acre ranch is located in Choctaw County, just south of Hugo in Southeast Oklahoma. Just minutes from Hugo Lake and all the in-town amenities that Hugo offers. It is just 20 minutes from Paris TX . The location of this ranch is perfect because of the location of Feed mills, Equipment dealers, Schools and Hospitals to make operating this ranch with ease and a great quality of life for the family.



# Housing Features



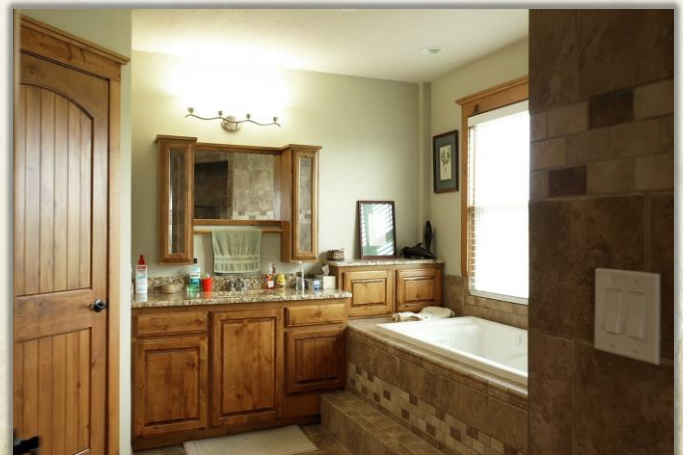
This ranch has two nice homes on it with the main home consisting of 3750 sq ft of open floor plan. This house has 3 bedrooms 3 bath with an office and a setting room. It also has an attached 2 car garage with a basement in the garage. The home is updated with granite countertops and new appliances and many more amenities. This home has a beautiful back porch that overlooks a beautiful fruit orchard and most of the ranch.



The 2nd home is a 2-story log home with large glass front that overlooks the drive and the office. This home is a 2-bedroom 2 bath home with stain concrete floor on the lower level and carpet upstairs. Kitchen equipped with granite counter tops and new appliances. This home also has a nice patio off of the upstairs bedroom.



# Housing Continued





# Land



This ranch is cross fenced into different pastures with fresh water in nearly every pasture. There are 2 lane systems that feed to the corrals for easy handling of livestock. This ranch has a live creek that flows through it year around with numerous ponds also. There are 2 newer corrals located on this ranch to make working and doctoring livestock with ease.



It also has a very nice 30 x 40 metal shop to do all your maintenance on the ranch or your equipment. The ranch has The class 1 soils producing tons of forage with proper management. This ranch consists of Bermuda grass, bahaia grass and some native grasses. The current management also over seeds with ryegrass every year. a very good supply of water with 5 ponds on the property and a very good well and rural water is accessible also.



This ranch has all the infrastructure you could ever ask for which makes operating this ranch so efficiently. For the hunter, this ranch is home to large whitetail deer, Eastern turkey, bobcat and numerous small species of wildlife.



## Continued: Land Photos









## Appendix

### Contact Information

#### AltaTerra Realty & Auction | On-site

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## Oklahoma Premier Cattle Ranch

900+/- Acres  
**Offered Price:**  
**\$3,625,000**

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Hugo, Oklahoma 74743

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