



REALTREE®
UNITED COUNTRY
HUNTING PROPERTIES



UC RANCH™
PROPERTIES



Offered at \$3,365,000

900 Acre Cattle Ranch Retreat

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. This ranch consists of Bermuda grass, bahia grass and some native grasses.

The current management also over seeds with ryegrass every year. 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. Hayes 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 2 bath with an office and a setting room. It also has an attached 2 car garage with a basement in the garage. Home is updated with granite countertops and new appliances and many more amenities.



Property Features

- 900+/- Acres Total
- Native Grasses: Bermuda, Common and Dallas
- Multiple Stocked Tanks
- Fenced and Crossed Fenced
- 400+/- cow/calf pairs
- Game: Whitetail Deer, Turkey, Hogs and Bobcats
- Cattle Pens
- Live Water year long | Fresh water every pasture



**AltaTerra Realty
and Auction LLC**

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