



REALTREE®
UNITED COUNTRY
HUNTING PROPERTIES



UC RANCH™
PROPERTIES

Offered at \$2,895,000

820± Acre Cattle Ranch Retreat

This beautiful 820-acre ranch is located in Choctaw County, just south of Hugo in South-east 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 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. 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. 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.



Property Features

- 820 +/- Acres Total
- Native Grasses: Bermuda & Bahaia
- Multiple Stocked Tanks
- Large 3,750 Square Foot Home
- Fenced and Crossed Fenced
- Cattle Pens & Corrals
- Game: Whitetail Deer, Turkey, Hogs and Bobcats



**AltaTerra Realty
and Auction LLC**



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