



REALTREE®
UNITED COUNTRY
HUNTING PROPERTIES



UC RANCH™
PROPERTIES



Offered at \$1,950,000

BRING ALL OFFERS!

540 Acre Cattle Ranch Retreat

Highly improved cattle ranch located in Northeast Texas close to the Red River. This 540 acre ranch is currently being utilized for grazing and cattle operation. This premier property offers an abundance of amenities and improvements. This ranch is highly productive for cattle grazing. Bermuda grass and other native



grasses allow a high ratio of AMU with the ranch currently operating approx. 200 cow/calf pairs. The pastures are set up for multiple rotation, with good interior fencing and gates. Pipe/cable fencing extends over 3,100 ft. of frontage on Farm to Market road. Entire East side of property has county road frontage. Portion of the ranch has been utilized for row crop in the past as well. Shade trees and timber for recreation offers hunting of deer, hog and turkey.

Custom-built 3,000 sq. ft. executive style home sits at the north end of the ranch. Private, gated entry leads to the circular drive and front columns. This beautiful brick home offers 3 bedrooms with 2 full baths and 2 half baths. The large master suite has its own fireplace, large bathroom w/ double vanity, jetted Jacuzzi tub. This is the Ranch for you!



Jw Ross | 903-491-1719 | Land Pro Broker

Property Features

- 540+/- Acres Total
- Native Grasses: Bermuda, Common and Dallas
- Multiple Ponds
- Fenced and Crossed Fenced
- 3,000 SF, 3Bed, 2 Baths
- Game: Whitetail Deer, Turkey, Hogs and Bobcats



**AltaTerra Realty
and Auction LLC**

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