



UC RANCH PROPERTIES



527+/- Acre Premier Northeast Texas Cattle Ranch

Land Broker / JW ROSS

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**AltaTerra Realty
and Auction LLC**





Property Location

This highly improved cattle ranch is located in Northeast Texas, close to the Red River. This 527± acre ranch is currently being utilized for grazing and cattle operation. This premier property offers an abundance of amenities and improvements.

This ranch lies in Northeast Texas just less than a mile from the Red River. Approximately two hours from North Dallas and one hour from Texarkana. Paris Texas, Clarksville, Texas and Idabel Oklahoma all 30 minutes or less driving time.



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Executive Home



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, separate shower and large walk-in closet. Large Jack –n– Jill bathroom is shared by other bedrooms. Many features and amenities illuminate the well-maintained living space.



Formal dining area with fireplace, large living area opening into kitchen/breakfast area, powder room large utility room to name some. Chef's kitchen with center island, Jenn–Air appliances, Corian countertops and pantry. Oversized 2-car garage. The home has 2 heat/air zones with a 75KW generator system.



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Executive Home Continued



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Land



527± Acres of sandy loam soil. 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. Multiple ponds and small lakes throughout the property allow for plenty of water. Little Pine Creek runs through the middle of the ranch.



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. Shades trees and timber for recreations offers hunting of deer, hog and turkey.



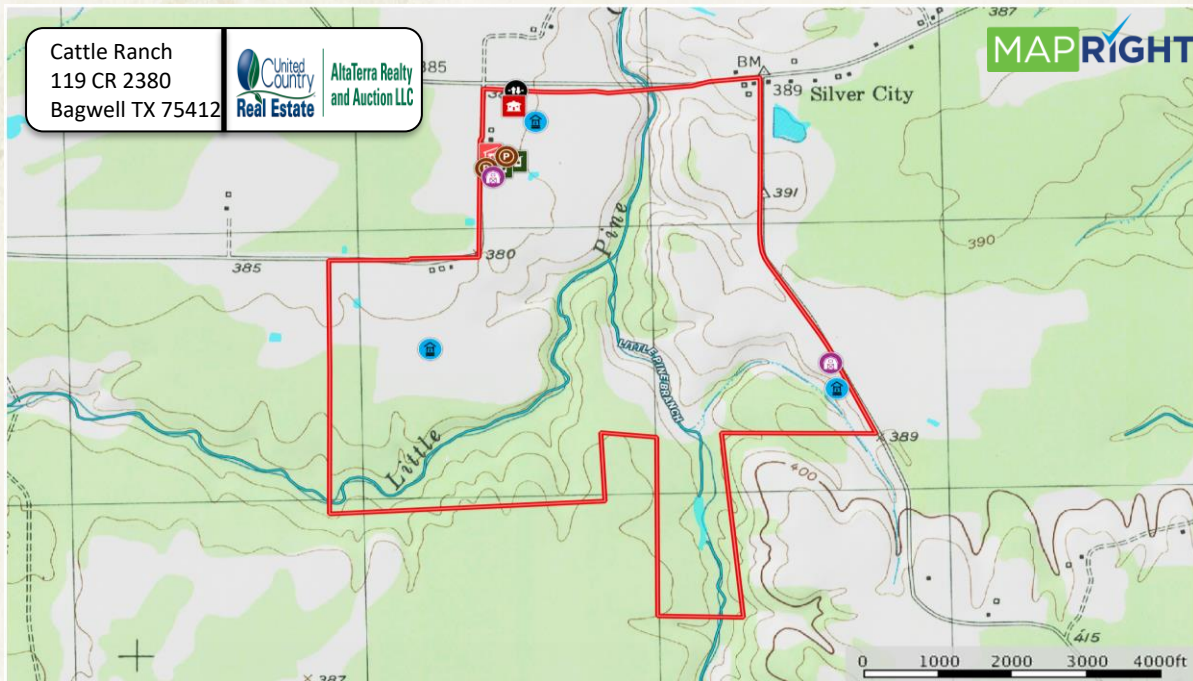
The ranch offers many ranch improvements for high end cattle operation. Excellent perimeter and interior fencing. 30' x 60' metal building. Barn Master 36' x 36' horse barn with 6 stalls. Isle way with 6 outside pens. 60' x 100' hay barn. 30' x 60' hay barn. 20' x 100' pipe/metal covered hay or equipment storage. Electric service to multiple locations on property.



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Maps



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Appendix

Contact Information

AltaTerra Realty & Auction | APP Listing

J. W. Ross

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Broker

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**AltaTerra Realty
and Auction LLC**



Texas Premier Cattle Ranch

527+/- Acres
Offered Price:
\$2,750,000

Address: 119 CR 2380
Bagwell, Texas 75412

Jw.ross@altaterrarealty.com
Land Broker | JW Ross
903-491-1719 | TX # 496806


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PROPERTIES

903-491-1719 | AltaTerraRealty.com

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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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| Sales Agent/Associate's Name | License No. | Email | Phone |
| Buyer/Tenant/Seller/Landlord Initials | | Date | |

Regulated by the Texas Real Estate Commission

TXR-2501

United Country AltaTerra Realty & Auction, 129 Glimer St. Sulphur Springs, TX 75482

J.W. Ross

Information available at www.trec.texas.gov

IABS 1-0 Date

JBL -- 540 ACRES

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