



**AltaTerra Realty
and Auction LLC**

Professional Land Brokers & Auctioneers

AUCTIONS | ESTATES | FARMS | RANCHES | LAND
Texas – Oklahoma – Arkansas - Louisiana

Four Way Ranch

4,250 ± Acres

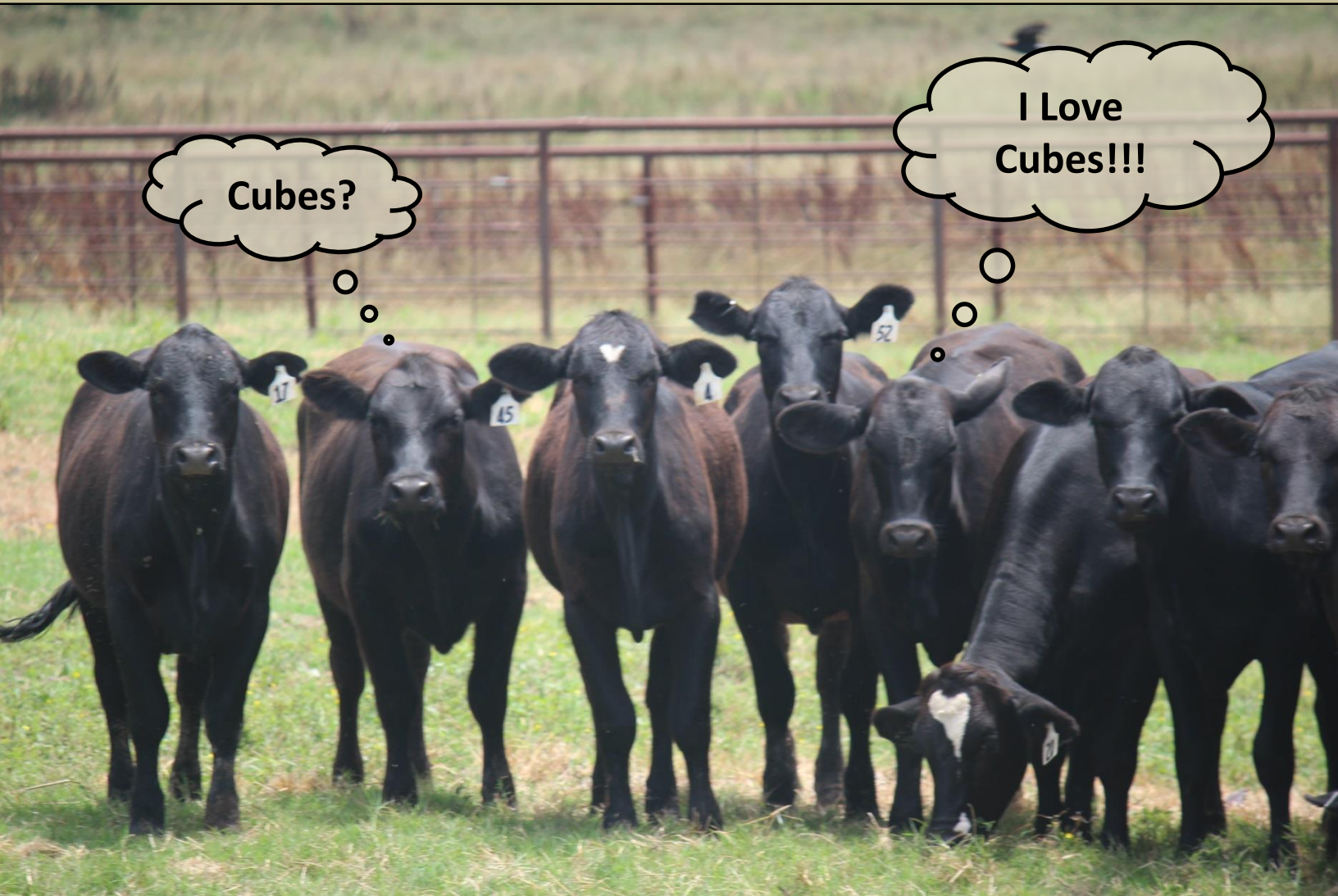
- ✓ 1,000 AU Carrying Capacity
- ✓ Great Fencing / Lots of Water / Improved Pastures
- ✓ Office / Shop / Barn / Rodeo Arena / Feedlot
- ✓ Lakeside Owner's Compound / 2 Nice Homes
- ✓ Great Hunting – Adjacent to White Oak Creek WMA

Offered at: \$15,000,000

Top Quality Cattle Ranch
Call today to schedule your private visit.

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A premier cattle ranch in Northeast Texas. Located in Bowie County, Texas just 25 miles from Texarkana, the ranch is strategically placed in one of the most productive cattle grazing areas in the United States. With 4,250+/- acres of open grasses and recreational land, this first-class property offers opportunities for several different operations. The ranch is currently being utilized as a bucking bull operation and raises some of the best bucking bulls in Texas.

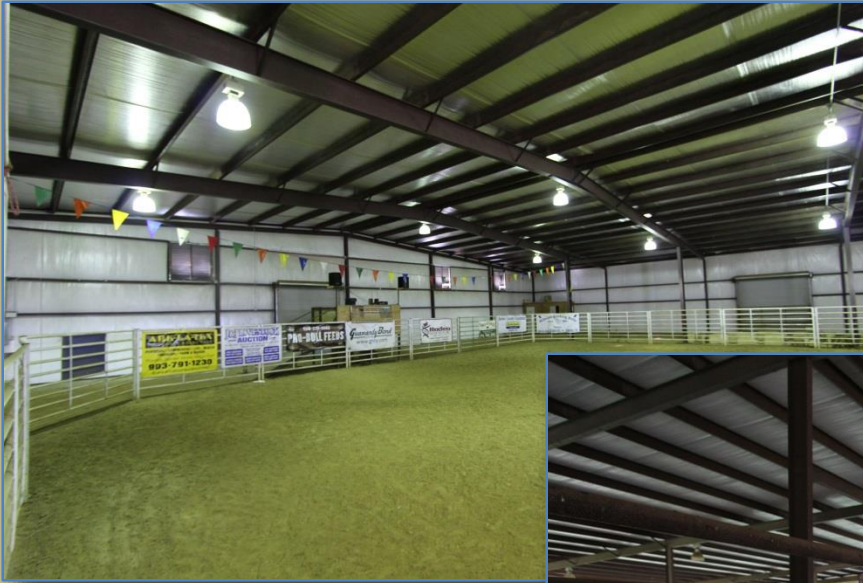
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Four Way Ranch – Livestock





As a cattle ranch operation, the rolling hills of grassland can easily sustain 1,000 – 1,200 AU carrying capacity. The pastures are fenced and cross-fenced with over 25 miles of new barbed wire fencing within the last 3 years. The ranch is set for a professional livestock operation with a 50' wide working lane connecting all pastures of the ranch to the cattle pens located at the front of the ranch. The pastures are fertilized and well maintained with scattered trees allowing plenty of shade for livestock.



There is a covered set of working pens with steel panels and gates. A 120' x 120' indoor rodeo arena built in 2008 with high and insulated ceilings for working bucking stock. Bucking shoots include both left and right hand delivery. Large livestock barn that includes feed room, medicine room, scale, chutes & pens.



As a hay operation, the pastures include a variety of productive grasses. These include Coastal Bermuda, Native Bermuda, Rye, and White Dutch Clover. There are multiple pastures located across the ranch to allow rotation and the ability to take full advantage of the growing season.



This ranch is located adjacent to the White Oak Creek WMA and offers hunting and recreational activities with some of the most diverse game available in the area. Whitetail deer, feral hogs, ducks, can be found on the property. Cast your lure out into one of the three stocked lakes and enjoy the fishing.



Water is not an issue on this ranch. There is water in every pasture located across the ranch. Located next to the ranch headquarters is a 62-acre lake. The ranch also has a 30-acre and 35-acre lake allowing for livestock or personal use. Creeks flowing through the property showcase the beauty of the property. There are 3 water wells supplying plenty of good water to the homes.



There are also 10 large catfish ponds that were previously used for a commercial catfish operation and can be put back into production.



The improvements and amenities are just right for an operation of this size. The main home is a 3,000+/- sq. ft. two-story metal-framed log cabin built in 2008 with steel reinforced walls. With 3 bedrooms and 2.5 baths, you can walk around the wrap-around porch and enjoy the abundance of amenities.

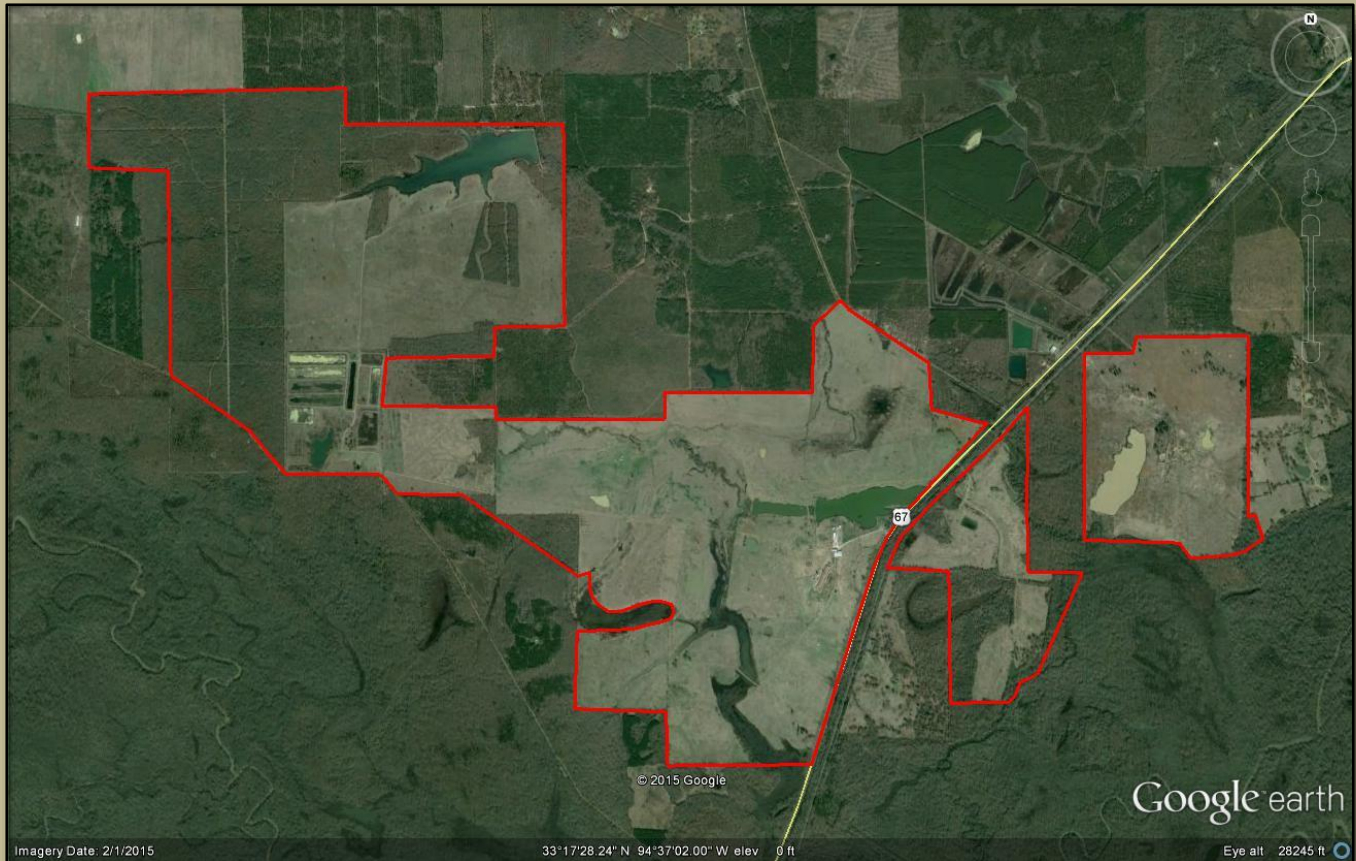


The secondary home is a brick 3 bedroom with 4 baths with wrap-around porch, 2-car garage and metal roof. Both houses are located overlooking the 62 acre stocked fishing lake.

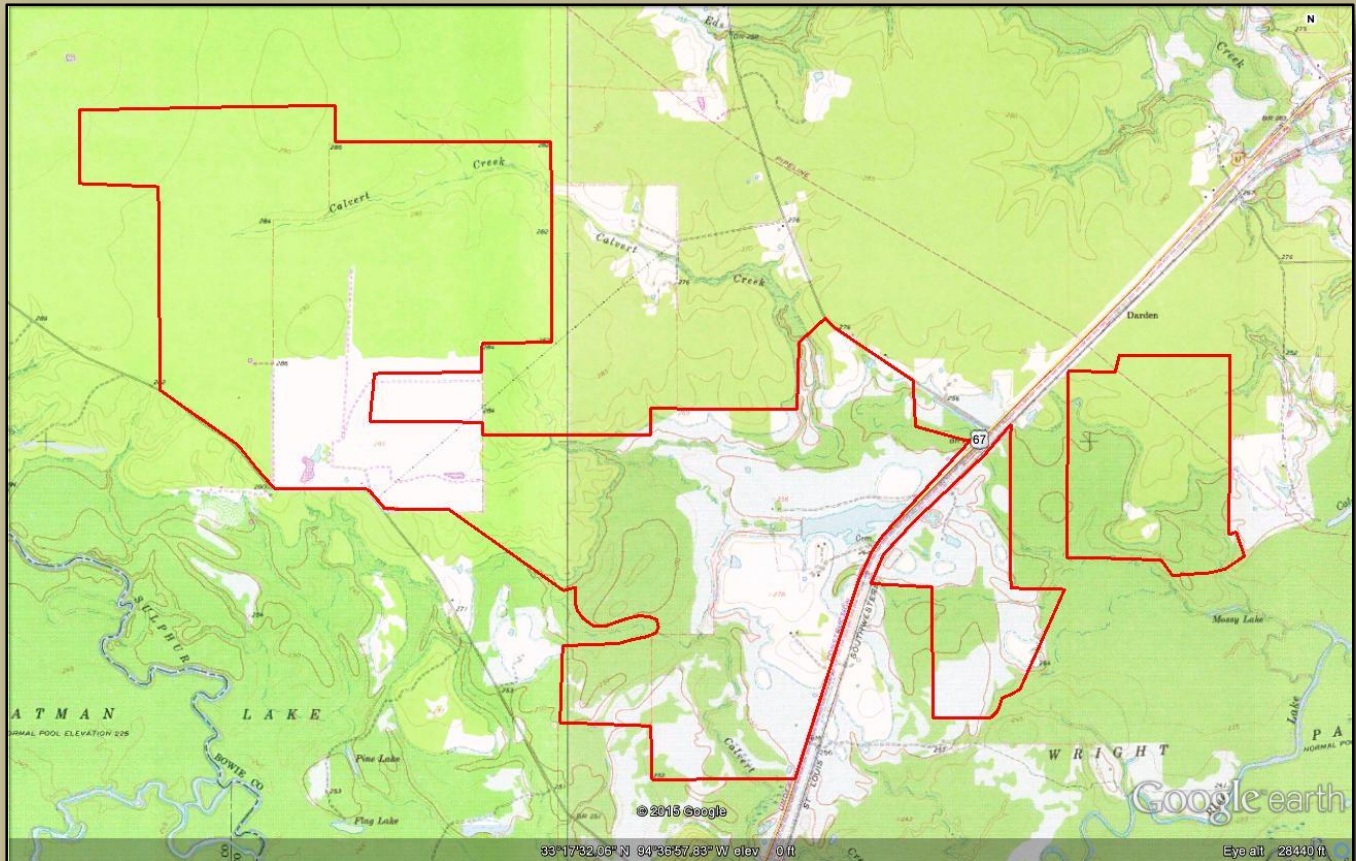


The ranch office is a brick home with full kitchen & appliances, full bath, w/d hook-ups, central heat/air and office storage. This covered shop is equipped with electric and running water and has plenty of room for the storage of equipment and normal shop operations. The hay barn is well located and has a concrete pad for hay storage.

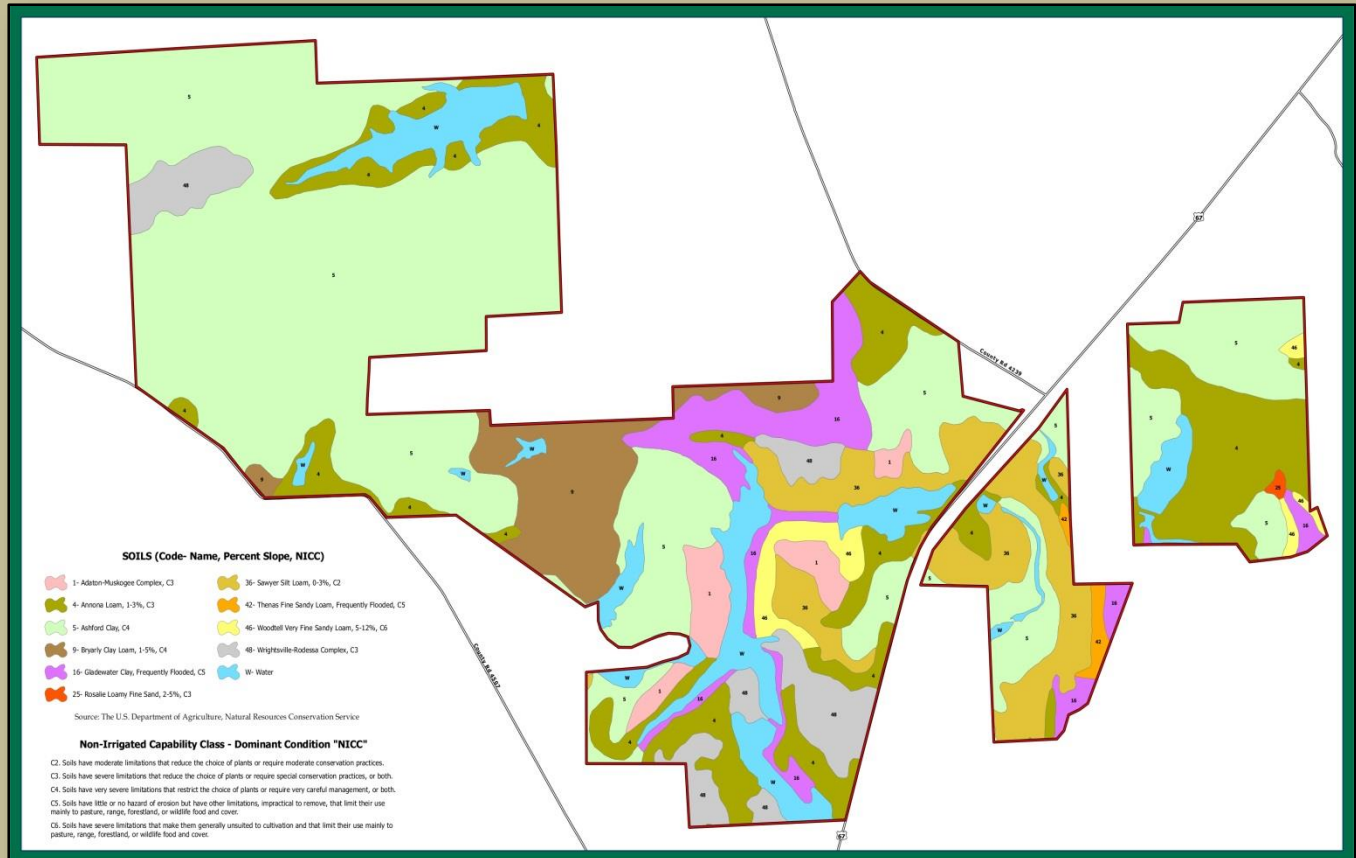
Four Way Ranch – Aerial Map



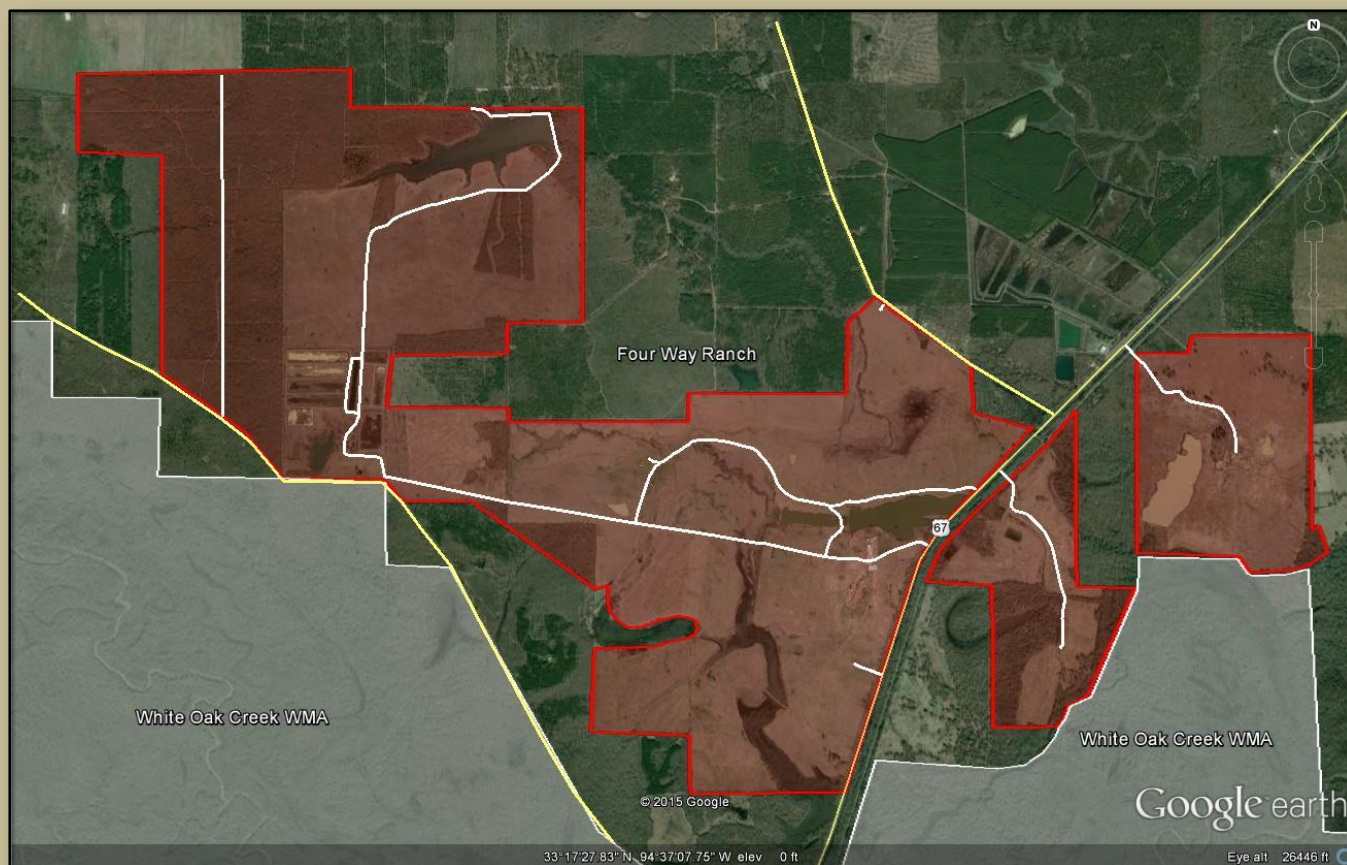
Four Way Ranch – Topo Map



Four Way Ranch – Soils Map



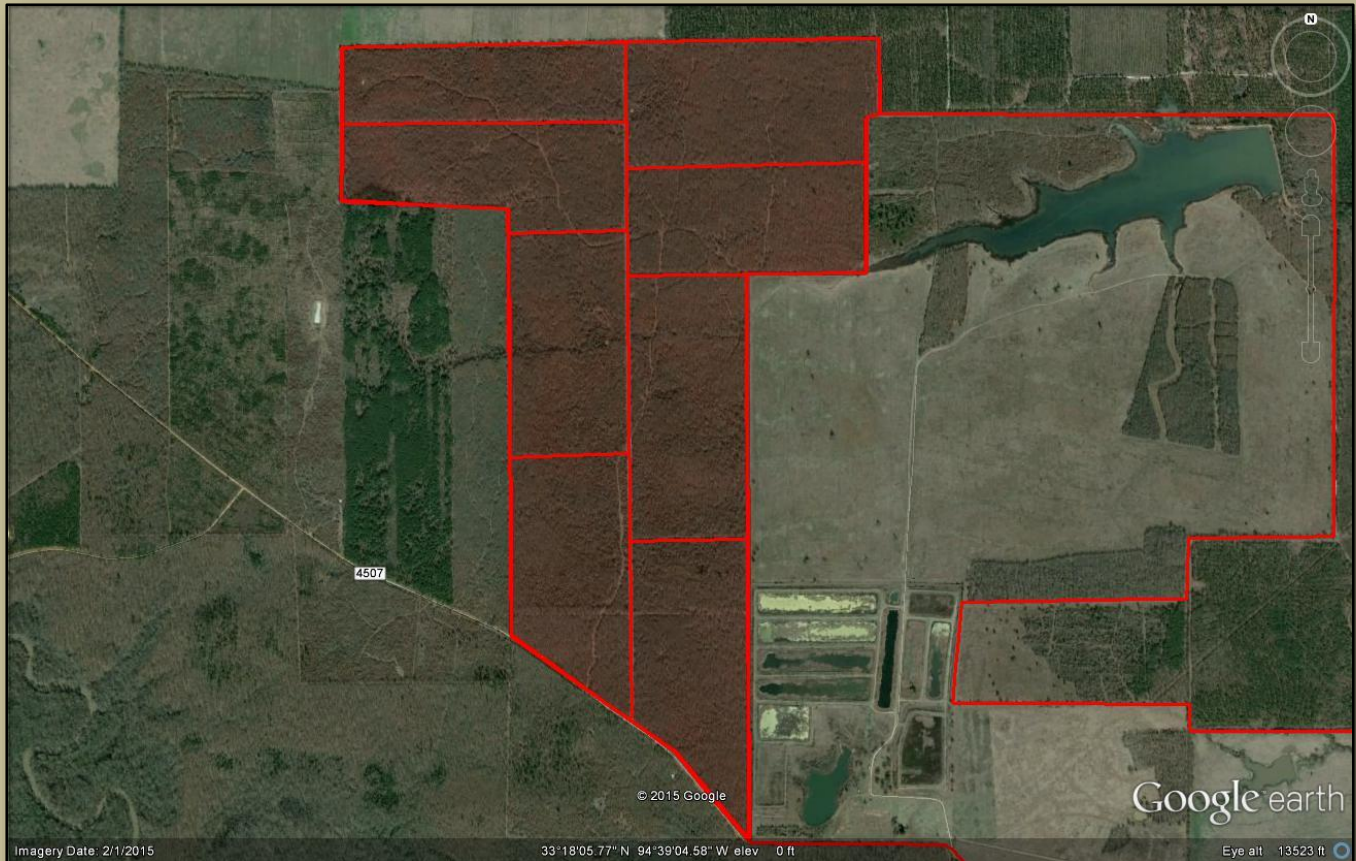
Four Way Ranch – Ranch Roads



Four Way Ranch – Old Fish Farm



Four Way Ranch – Hunting Tracts





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Four Way Ranch – Contacts

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