



REALTREE®
UNITED COUNTRY
HUNTING PROPERTIES



UT RANCH™
PROPERTIES



Offered at \$20,000,000

4,030 Acre Cattle Ranch Retreat

4,030 Acres of highly productive grassland and hardwood bottomland for premier hunting. Historically utilized for cattle, the land lends itself to a wide variety of native grasses, to include Bermuda, Common, Dallas, Fescue, Rye and other local varieties. The current owner has utilized the grasses, along with

a good rotational management system, to allow a high ratio of AMU with the ranch historically operating approx. 1200 - 1500 cow/calf pairs. Fenced and cross-fenced, the pastures are set up for multiple rotation, with good interior fencing and gates.



Hunting and recreational opportunities are abundant in the Sulphur River bottom region of this ranch. Large Whitetail deer, hogs, turkey

and some bobcat are just a few of the local game located on this premier property. Located in the Mississippi flyway, duck hunting is exceptional on the many water sheds and sloughs. Two main homes located on some of the highest points of the property allow for views overlooking the main portion of the ranch. Both homes have 3 bedrooms, 2+ baths and custom amenities.

Property Features

- 4030 +/- Acres Total
- Native Grasses: Bermuda, Common and Dallas
- Multiple Stocked Tanks
- Fenced and Crossed Fenced
- 1200 - 1500 cow/calf pairs
- Game: Whitetail Deer, Turkey, Hogs and Bobcats
- Cattle Pens
- Live Water year long | Kickapoo Creek



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Real Estate

AltaTerra Realty
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