

# NORTHEAST TX RANCH Hopkins County

**OFFERED AT \$9,375,000**

**1188 +/- acres of improved pasture**

- Fenced and cross fenced
- 21 Ponds
- 17 Pastures
- 2 creeks
- Ponds in every pasture
- 2 covered sets of working pens each having WW squeeze chutes and electricity available
- County Road access to every pasture
- Carries 330 pair at 75% capacity
- Carries 400-600 head of weight gain calves per year
- Fully self sustained
- Currently producing 1,400-1,500 bales of baleage per year plus 2-3 Summer cuttings of bermuda and crab grass hay

- 6 strand barb wire and pipe fencing on all pastures
- Summer grasses are bermuda, crabgrass & native
- Winter feed is wheat and rye

## **8 barns total**

- 4 barns are 50X100
- 1 barn is 40X60
- Hay barn 100X400
- Weaning barn is 100X400
- Commodity barn with 2 storage bays with roll up doors and 3 seed bays
- Office with bathroom
- Abundant wildlife for deer and pig hunting
- Ponds stocked with bass, channel cat and crappie

\*Equipment and livestock for sale at an additional price.

10 minutes from Sulphur Springs in Hopkins County Texas

10 minutes from Cooper Lake

1 hour and 15 minutes to Downtown Dallas

1 hour 30 minutes from DFW