



UC RANCHTM
PROPERTIES



540+/- 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 540 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



540 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.



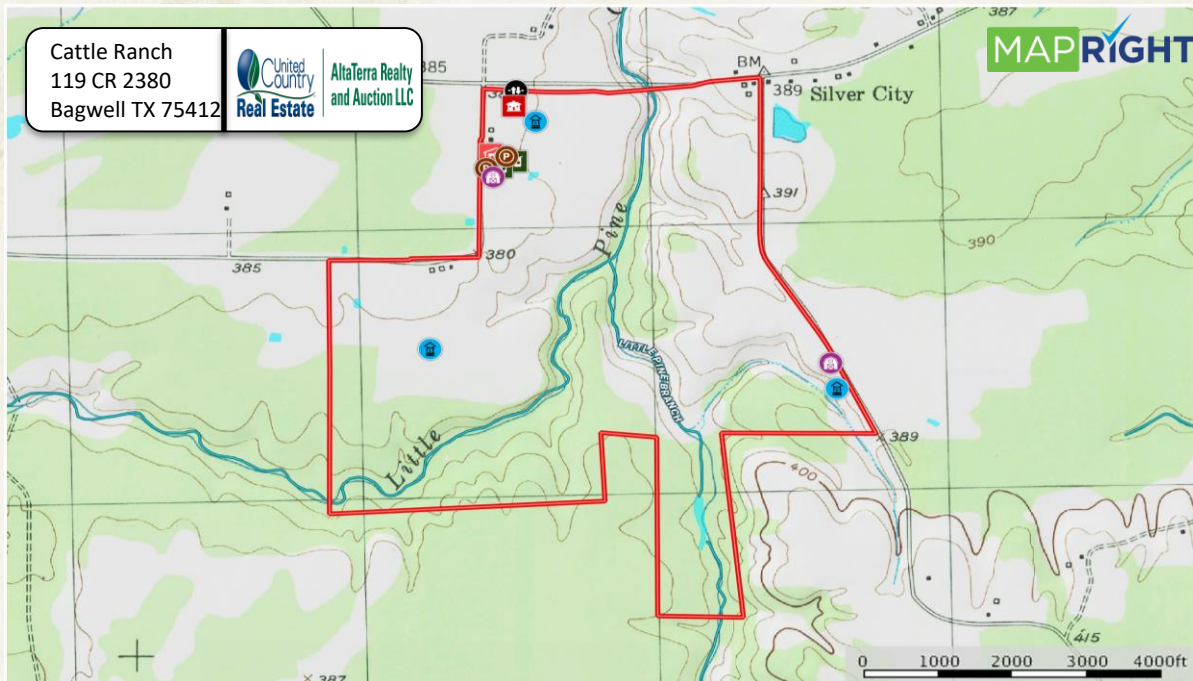
The ranch offers many ranch improvements for high end cattle operation. Excellent perimeter and interior fencing. 30' x 60' metal building. Barn Master 36' x 36' horse barn with 6 stalls. Isle way with 6 outside pens. 60' x 100' hay barn. 30' x 60' hay barn. 20' x 100' pipe/metal covered hay or equipment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



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Maps



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Appendix

Contact Information

AltaTerra Realty & Auction | On-site

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Broker

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Texas Premier Cattle Ranch

540+/- Acres
Offered Price:
\$1,950,000

Address: 119 CR 2380
Bagwell, Texas 75412

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