



UC RANCHTM

PROPERTIES



820+/- Acre Premier Southeast Oklahoma Cattle Ranch

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AltaTerra Realty
and Auction LLC





Property Location

This beautiful 820-acre ranch is located in Choctaw County, just south of Hugo in Southeast Oklahoma. Just minutes from Hugo Lake and all the in-town amenities that Hugo offers. It is just 20 minutes from Paris TX. The location of this ranch is perfect because of the location of Feed mills, Equipment dealers, Schools and Hospitals to make operating this ranch with ease and a great quality of life for the family.

Housing Features



This ranch has a beautiful home on it consisting of 3750 sq ft of open floor plan. This house has 3 bedrooms 3 bath with an office and a setting room. It also has an attached 2 car garage with a basement in the garage. The home is updated with granite countertops and new appliances and many more amenities. This home has a beautiful back porch that overlooks a beautiful fruit orchard and most of the ranch.

Ranch Facilities



The ranch also has a barn that covers the tub and working chute that is on 20,000 lb scales. Beside the chute is an insulated vet room with air to keep it climate controlled and a tack room included.

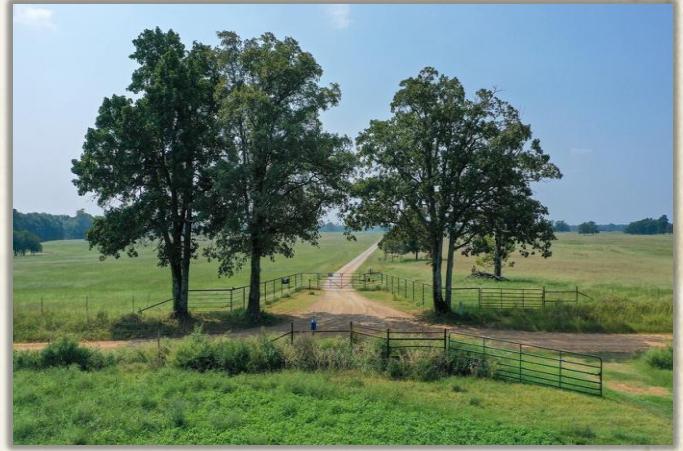
This ranch also has a new commodity barn and a new equipment shed to keep all your equipment out of the weather. It also has a new overhead grain bin to help accommodate your feed needs.

Water & Grass Features

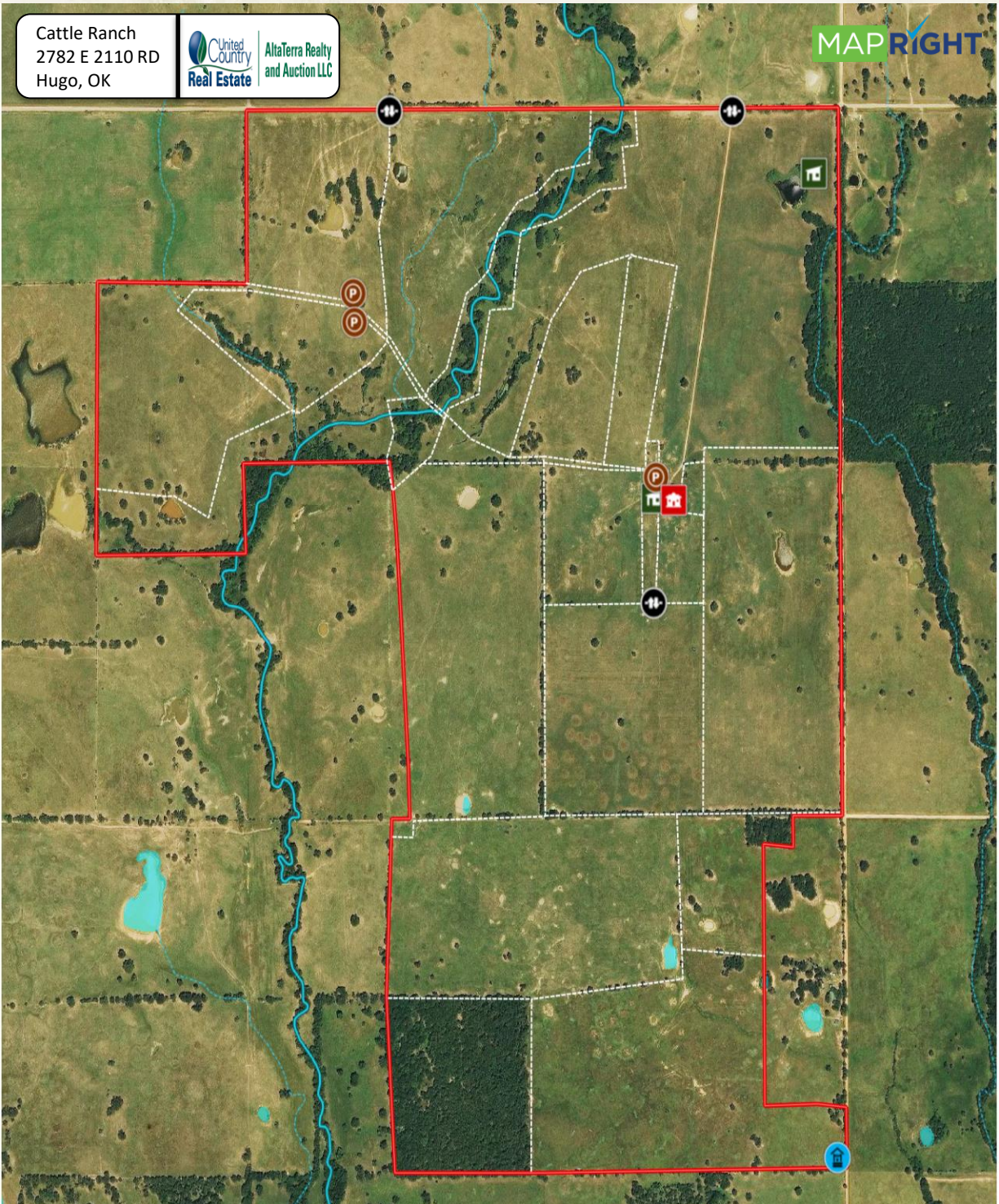


This ranch is cross fenced into different pastures with fresh water in nearly every pasture. There are 2 lane systems that feed to the corrals for easy handling of livestock. This ranch has a live creek that flows through it year around with numerous ponds also. There are 2 newer corrals located on this ranch to make working and doctoring livestock with ease. The class 1 soils producing tons of forage with proper management. This ranch consists of Bermuda grass, bahaia grass and some native grasses. The current management also over seeds with ryegrass every year. This ranch has all the infrastructure you could ever ask for which makes operating this ranch so efficiently. For the hunter, this ranch is home to large whitetail deer, Eastern turkey, bobcat and numerous small species of wildlife.

Continued: Land Photos



Maps



Appendix

Contact Information

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Oklahoma Premier Cattle Ranch

820+/- Acres

Offered Price:

\$2,895,000

Address: 2782 E 2110 RD
Hugo, Oklahoma 74743

rhandler@altaterrarealty.com

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