

AltaTerra Premier Properties

For Sale

NORTHEAST TEXAS RANCH
810± ACRES • CATTLE OPERATION



BOWIE COUNTY, TEXAS



RANCH
PROPERTIES

A DIVISION OF UNITED COUNTRY REAL ESTATE

AltaTerra
REALTY AND AUCTION LLC



Property Location: 1437 FM 44 W, De Kalb, TX 75559 | Contact For Pricing

AltaTerraPremier.com

Serving Texas, Oklahoma, and Arkansas



J.W. Ross, Broker, Land Pro Expert
903-491-1719 • TX Lic # 496806

Premier@AltaTerraPremier.com





BOWIE COUNTY, TEXAS

Currently being used as a successful cow/calf operation, this premier property offers an abundance of amenities, improvements, and opportunities to continue growing.



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810± Acres

CATTLE OPERATION



810± acres of grassland, some hardwood & creek areas

Variety of native grasses include Bermuda, Common, Dallas, Fescue, Tye & more

Historically ranch operates at 200-350 cow/calf pairs

Fenced & cross-fenced

Pastures set for rotation

Over 10,000 sq ft commercial building previously used as meat packing facility & restaurant



Hunting & Recreational Opportunities

Whitetail deer, hogs, turkey, bobcats & more!
Duck hunting on the water sheds & sloughs



Plenty of Water for Commercial Management Plan, Livestock & Hunting

23± acre lake + additional smaller lakes & stock tanks
Anderson Creek runs through the ranch



Location

2± hours to North Dallas
30-45± Minutes to Texarkana, Paris, Clarksville, & Idabel





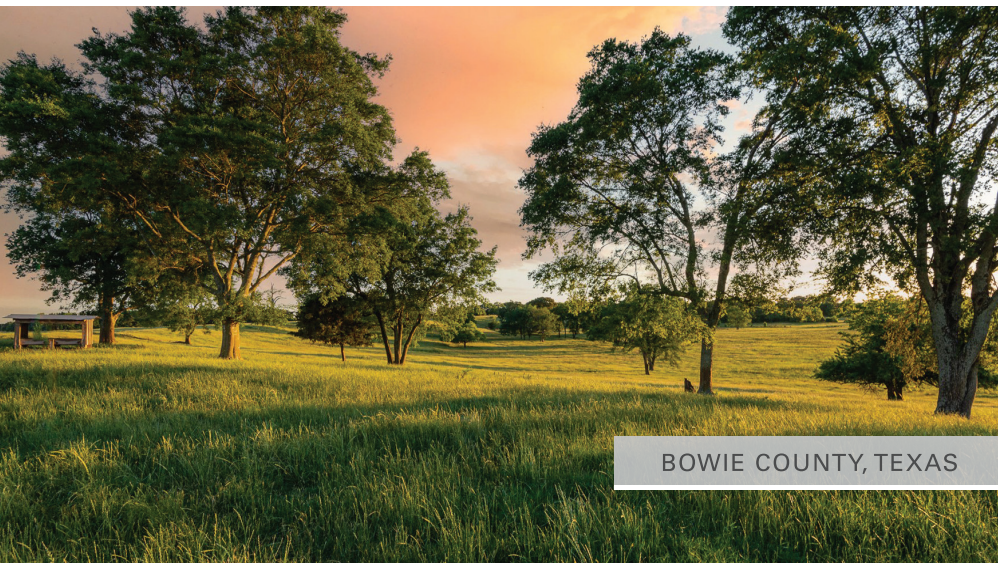
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SOILS: The property has Class II and Class III soils, mostly silty loam. Both Thenas fine sandy loam and Blevins silt loam. MINERALS: All owned to be conveyed. TERMS: Cash & Conventional. Broker & Commission Disclosure: Buyer's Agent/ Broker must be identified upon first contact with Listing Broker/ Listing Agent. Buyer's Agent/ Broker must be present at the initial property tour to participate in the real estate commission. Commission splits will be at the sole discretion of United Country | AltaTerra Realty & Auction, LLC. Franchise office is independently owned and operated.

