

Turn-Key ^{Texas} Ranch AUCTION

Don't miss your chance to bid on this turn-key cattle/horse ranch boasting numerous outdoor amenities and outbuildings. The property also has a beautiful ranch-style brick home that features a split bedroom floorplan, master suite including jacuzzi tub and separate shower, granite countertops and a double oven in the kitchen, round seating bar, a wood burning fireplace and much more. Make this property yours on auction day!

Property Features:

- 252± acres
 - 204± acres (main ranch)
 - 48± acres (across highway)
- 3 BR, 3.5 BA, 2,600± sq ft ranch-style main home
- Gated front entrance
- Outside living area with multiple grills
- Enclosed hot tub & sauna
- 1,216± sq ft guest or ranch manager house
- Shooting range
- 1± miles hwy frontage
- CR road access to back of property
- 48± acres across hwy with electric & water
- 7 stocked ponds
- 6 pastures, fenced & cross-fenced
- Barbed wire & pipe fence
- Creek with concrete bridge to cross
- Storm shelter
- 5 loafing sheds
- 4-stall heated horse barn
- Hay, feed, tack barn
- Workshop
- Bermuda grass
- Recognized WCISD
- Approx 1 hour from Dallas
- Near Texas A&M University—Commerce with top agriculture program
- Close to Cooper Lake, Lake Bonham & proposed Lake Ralph Hall
- Located in Fannin County

SAT, JUNE 30 - 10 AM

On-Site: 4262 State Hwy 11, Wolf City, TX 75496

Click for
DETAILS

252±
ACRES

PREVIEWS:

June 8-10 • 10 AM – 3 PM

June 16 • 10 AM – 3 PM

And by appointment



**AltaTerra Realty
and Auction LLC**

Daniel Lewis | Auctioneer | TX# 17777
J.W. Ross | Broker | TX# 9000813

AltaTerraRealty.com • 903-491-1719

TERMS & CONDITIONS: 10% down the day of auction with the balance due at closing within 30 days. 10% buyer's premium. See Auctioneer's website for complete terms and conditions. Franchise office is independently owned and operated.

