

AltaTerra Premier Properties

For Sale

CATTLE RANCH • 540± ACRES • 3,000± SQ FT HOME



BAGWELL, TX

UC
RANCH
PROPERTIES
A DIVISION OF UNITED COUNTRY REAL ESTATE

AltaTerra
REALTY AND AUCTION LLC



Property Location: 119 CR 2380, Bagwell, TX 75412 | Call For Pricing

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Kim Ross, Realtor®/Auctioneer
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BAGWELL, TX



This premier 540± acre cattle and hay ranch has an abundance of amenities and improvements close to Red River in Northeast Texas.



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540± ACRES



Land

Operates 250± cow/calf pairs

Pastures set up for multiple rotations,
with good interior fencing & gates

Pipe/cable fencing extends
over 3,100 ft of frontage on
Farm to Market road

East side of the property has
county road frontage

Ranch has been utilized for
row crops in the past

Shades trees and timber
for recreation offers hunting of deer,
hog, & turkey



Water & Irrigation:

- Multiple ponds, springs, & small lakes
- Little Pine Creek runs through the middle of the ranch
- Property lies in Woodbine Aquifer Outcrop.
- Main irrigation well (1,000' deep) pumps 350 gpm, 24 hours with 20' drop down, 6 5/8" casing, 4" sub pump
- Additional wells throughout the property

Improvements:

- 30'x60' metal building
- Barn Master 36'x36'
- Horse barn with 6 stalls
- Isle way with 6 outside pens
- 60'x100' hay barn
- 30'x60' hay barn
- 20'x100' pipe/metal covered hay or equipment storage

Main Executive Home:

- Custom-built 3,000± sq ft home (3 BR / 4 BA)
- Master suite w/ fireplace, bathroom w/ double vanity, jetted jacuzzi tub, separate shower & walk-in closet
- Formal dining area w/ fireplace, & living area opening into kitchen/breakfast area
- Chef's kitchen w/ center island, Jenn-Air appliances, Corian countertops, & pantry
- Oversized 2-car garage
- Gated

Second Home

- 400± sq ft home perfect for mother-in-law or Airbnb
- 1 BR / 1 BA with open floor plan
- Upgraded appliances and W/D

Location:

- Less than a mile from the Red River
- 2± hours from DFW
- 1± hour from Texarkana
- 30± min or less from Paris, Clarksville & Idabel



VIEW PROPERTY
DETAILS



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