



## 204± Acre Cattle Ranch for Sale

4262 TX Hwy 11, Wolfe City, Texas 75496

Cattle Ranch is located in  
Hunt County, Northeast, Texas.

This 204 acre ranch features 7 ponds on 6 pastures. The property is fenced and cross fenced. 4 Stall barn, heated horse barn, workshop, outdoor grilling/living area with enclosed gazebo, sauna and hot tub. Guest house or home for ranch manager on the property is approximately 1216 sq. ft. and features 3 bedrooms and 2 bathrooms.

The main home features 3 bedrooms and 2 bathrooms with many amenities. The main house amenities include granite counter tops, double oven, wood burning fireplace, and split bedroom floor plan. Master bathroom includes jacuzzi and separate shower.

Property has successfully supported bison and cattle in the past.

Many implements available for separate purchase.

### \$870,000

Main House - 3 Bed / 2 Bath  
204 ± Acres  
Guest House - 3 Bed / 2 Bath  
7 Ponds  
6 Pastures  
4 Stall Barn  
Heated Horse Barn  
Workshop  
Outdoor Grill Patio  
Covered Gazebo  
Master Bath Suite

#42233-12571



**Barbara Thomas**  
**Realtor®**

Office | 903.438.2585  
Mobile | 214.680.3978  
barbarathomas4u@altaterrarealty.com  
altaterra@altaterrarealty.com  
www.altaterrarealty.com



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