



**Lamar Cattle
Ranch/Farm**
Lamar County, TX
\$5,912,000.00

- 3 Bedroom, 2 Bath Home
- Capacity: 700 Cow/Calf Units and Yearlings and Feedlot Cattle
- 1,600 Acres m/1

This highly productive combination cattle operation and farm is located 2 miles East of Hwy 271 on the Red River in Lamar County, Texas. Improvements include: a modern 3 bedroom, 2 bath ranch headquarters; feed barn; equipment and shop building; modern working corrals and 2 circular irrigation systems. Electric and Rural Water are available. The

Property lies in 3 levels: lower level (crop land), middle level (crop and improved grasses) and upper level (native grasses). Grasses are primarily Bermuda, Bahia, Rye and Native Bluestem. Crops are corn, soy beans, wheat and alfalfa. Four pastures have rural water tanks and there is well water. Wildlife on the property includes deer, turkey and quail.

Contact:
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Accredited Land Consultant
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For immediate access to additional information, such as aerials, topos, pictures, and/or color brochures, please register as a frequent viewer with www.WorldClassRanches.com.

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