



Delta County 878.53± Acres

This 878.53± acre ranch is truly a multiple purpose property. Located about 80 miles north east of Dallas on State Highway 154, approximately 3 miles east of the town of Cooper, the county seat of Delta County.

This ranch has the two main ingredients of any good productive cattle ranch, grass and water. This is an excellent cattle ranch with the carrying capacity of 200 mother cows, and produced adequate hay each year. Located about 2 miles from the Sulphur River, the ranch has a running creek and several small lakes. Some of the improvements include a modern 3 bedroom, 2 bath, 2 car garage all electric home. A 30'x50' steel equipment and shop building, 60'x75' feed barn, 30'x50' pole barn, steel working pens and good fences.

The ranch is an excellent hunting property offering outstanding deer and wild hog hunting. The ranch borders the Cooper Lake State Park for about 3 miles. There are some areas of the ranch that could be developed into outstanding duck hunting.

This ranch is not only a good investments, but could become a permanent ranch home to be operated by the owner, a weekend family retreat, operated with hired help, or leased to a cattle operator. A ranch that is not too small or large, with nice improvements and located close to the Metroplex, good roads in every direction and so close to 2 major Texas Lakes is a very good investment!

Listed for \$2,050 per acre.



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