

FITE RANCH

Upshur County, Texas / \$1,242,000



CENTURY 21
FARM & RANCH.

Harvey Properties

Clayton Pilgrim, ALC, Realtor | 903.767.1628 m | clayton@c21php.com

2550 Lamar Ave, Paris, TX 75460 | 800.785.8495 | c21farm-ranch.com

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F A R M + R A N C H

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PROPERTY OVERVIEW:

138± Cattle Ranch located North of Gilmer Texas on FM 2088 near the community of Bettie. For over 30 years the Fite Ranch has produced Registered Beefmaster stock for commercial cattleman, show teams and breeding stock operators across U.S. The ranch is improved for rotational grazing and is currently owner operated cow/calf operation. Multiple paddocks, pens, water features and numerous access points make up some of the amenities of the ranch. Future uses include livestock production, hay production, homesite or further residential development.

IMPROVEMENTS

- 52'x42' Livestock barn (has feed tank with flex auger for bulk feed)
- Pipe corrals at headquarters and catch pen on North Boundary
- Water well (recently drilled and supplies pens and fresh water for livestock)
- Multiple ponds for ample livestock water in pastures
- Fenced and cross fenced
- Multiple cattle guards
- Electric onsite
- Multiple gated access points

FACTS

- 138 ± Acres
- Located near 7332 FM 2088 Gilmer, TX 75644
- Currently owner operated

WILDLIFE

- Whitetail deer, dove, duck and feral hogs frequent this region of Texas

