OUTPOST 76 RANCH – 1,017.73± ACRE PREMIER NORTHEAST TEXAS CATTLE OPERATION
925 COUNTY ROAD 2341
Sulphur Springs, TX 75482

$11,970,000
1,017.73± Acres
Hopkins County







MORE INFO ONLINE:

https://www.mossyoakproperties.com/

SUMMARY

Address
925 COUNTY ROAD 2341

City, State Zip
Sulphur Springs, TX 75482

County
Hopkins County

Type
Hunting Land, Ranches, Recreational Land, Farms, Business Opportunity

Latitude / Longitude
33.110827 / -95.459845

Acreage
1,017.73

Price
$11,970,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

For more information regarding this listing please contact Keaton Livingston at 469-734-3112.

OUTPOST 76 RANCH – 1,017.73± ACRE PREMIER NORTHEAST TEXAS CATTLE OPERATION

Located just southeast of Sulphur Springs, Texas, Outpost 76 Ranch is a 1,017.73± acre large-scale cattle feeding and ranching operation combining exceptional water resources, extensive covered feeding facilities, productive pastures, feed and silage storage, and the infrastructure necessary to operate thousands of head of cattle from one property.

At the center of the ranch are three massive covered feed barns totaling approximately 209,000 square feet, providing the ability to feed 3,000+ head under roof. Surrounding the facilities are approximately 180 acres of improved pasture and 385 acres of native pasture, providing estimated additional capacity for approximately 350 head on pasture.

Perhaps the most important asset at Outpost 76 is water. The ranch offers more than 46 acres of surface water, eight water wells accessing the Carrizo-Wilcox Aquifer, and a 25-acre irrigation pivot. For an operation of this size, dependable water is not simply an amenity; it is a necessity, and the combination of groundwater, extensive surface water, and Northeast Texas rainfall is one of the features that separates Outpost 76 from many other cattle operations.

A CATTLE OPERATION NEARLY 50 YEARS IN THE MAKING

The history of Outpost 76 is rooted in cattle production. Cattle have been raised on this land since approximately 1976, and for decades the property operated as a dairy. That history helped establish the agricultural infrastructure and productive ground that provide the foundation for today's operation.

Current ownership acquired the ranch in 2021 with the goal of developing a premium Angus-Wagyu cattle program in Northeast Texas. The name Outpost 76 pays tribute to 1776 and American independence, while also fitting a property where cattle have been raised since 1976.

The former dairy infrastructure was adapted and developed into a large-scale cattle finishing operation centered around three covered feed barns. These facilities allow cattle to be fed and managed under roof, providing protection from the heat, rain, wind, and changing Texas weather.

Today, Outpost 76 represents nearly five decades of agricultural history combined with the scale and infrastructure necessary for the next owner to continue operating at a high level.

THE CATTLE FACILITIES

The centerpiece of Outpost 76 is approximately 209,000 square feet of primary covered feeding space spread across three massive barns.

Feed Barn 1 contains approximately 97,500 square feet, Feed Barn 2 approximately 50,000 square feet, and Feed Barn 3 approximately 61,500 square feet. Together, the facilities provide the ability to feed more than 3,000 head of cattle under roof.

The covered feeding environment, extensive concrete, fans, misting systems, cattle pens, feed storage, and supporting infrastructure create a facility designed around the daily requirements of a serious cattle operation.

For an established cattle feeder looking to expand, a vertically integrated beef producer, or an operator looking to enter the feeding business at scale, the opportunity lies not only in what exists today but in the tremendous amount of time and capital that would be required to recreate an operation of this size.

WATER – THE DEFINING RESOURCE

Water is one of the most significant features of Outpost 76 Ranch and a critical advantage for an operation capable of handling thousands of head.

The ranch contains more than 46± acres of surface water, including a 14± acre lake, two approximately 10-acre lakes, a 4.5± acre lake, and 13 additional ponds and stock tanks distributed throughout the property.

In addition to the surface water, the ranch is serviced by eight water wells accessing the Carrizo-Wilcox Aquifer. A 25± acre irrigation pivot provides additional agricultural capability.

The combination of groundwater, extensive surface water, and dependable Northeast Texas rainfall creates tremendous water redundancy throughout the ranch. For a cattle operation, that is an asset that is difficult to overstate.

THE LAND AND TERRAIN

The 1,017.73± acres surrounding the cattle facilities provide a substantial land base for grazing, forage production, cattle movement, and continued agricultural use.

The ranch includes approximately 180 acres of improved pasture and 385 acres of native pasture, with an estimated additional carrying capacity of approximately 350 head outside of the primary covered feeding operation.

The terrain is gently rolling with approximately 100 feet of gradual contour change across the property. Open improved and native pastures transition into areas of thick hardwood bottom cover, providing shade for livestock and creating a diverse East Texas landscape.

Miles of perimeter and cross fencing divide the ranch into numerous pastures and working areas. The layout allows cattle to be moved efficiently between pastures, barns, feeding areas, and working facilities while giving an operator flexibility in pasture rotation and herd management.

The property lies in the agricultural country southeast of Sulphur Springs near the East Caney and Brinker communities. Soils in this portion of Hopkins County generally consist of sandy and clay loams, supporting pasture grasses, hardwoods, grazing, and agricultural production.

THE OVERVIEW

Outpost 76 Ranch is a rare opportunity to acquire the combination of scale, water, land, and cattle infrastructure in one established Northeast Texas operation.

More than 1,000 contiguous acres surround three massive covered feed barns totaling approximately 209,000 square feet and capable of feeding more than 3,000 head under roof. Hundreds of acres of improved and native pasture provide additional grazing capacity, while miles of cross fencing allow cattle to move efficiently throughout the ranch.

More than 46 acres of surface water and eight wells accessing the Carrizo-Wilcox Aquifer provide the water resources necessary for an operation of this scale. Feed and silage storage, covered pens, equipment storage, extensive concrete, irrigation, and supporting barns further add to the functionality of the property.

Its location approximately 2.5 miles from Interstate 30 on a paved road provides another major operational advantage, allowing cattle, feed, and equipment to move efficiently to and from the ranch.

For the next owner, one of the most important considerations is not simply what the existing improvements are worth, but what it would cost, and how long it would take, to acquire more than 1,000 acres with this level of water and recreate a cattle facility of this scale today.

Whether acquired by an established feedlot operator looking to expand, a cattle producer seeking greater control over the finishing process, or an agricultural investor looking for a significant operating asset, Outpost 76 Ranch offers an opportunity that is increasingly difficult to duplicate.

LOCATION:

- Southeast of Sulphur Springs, Texas in Hopkins County
- Near the East Caney and Brinker communities
- Approximately 2.5 miles south of Interstate 30

- Paved road frontage and access
- Excellent access for cattle trucks, feed trucks, equipment, and other agricultural traffic
- Quick access to Interstate 30 provides an important logistical advantage for shipping and receiving cattle
- Convenient access to Sulphur Springs and the agricultural services of Northeast Texas
- Strategic Northeast Texas location within reach of major cattle-producing regions and the Dallas-Fort Worth Metroplex

IMPROVEMENTS:

- 97,500± SF Feed Barn 1
- 50,000± SF Feed Barn 2
- 61,500± SF Feed Barn 3
- Approximately 209,000 SF of primary covered feed barns
- 3,000+ head estimated covered feeding capacity
- Fans and misting systems within the covered feeding operation
- Extensive concrete throughout the cattle facilities
- 23,000± SF hay barn
- 7,000± SF covered silage storage
- 50,000± SF silage storage area
- 6,650± SF covered pens
- 8,500± SF covered equipment storage
- 3,600± SF tool barn
- 21,600± SF feed area associated with the 177-acre tract
- 9,000± SF additional barn associated with the 177-acre tract
- Multiple cattle working and handling areas
- 25± acre irrigation pivot
- 8 water wells

WATER:

- More than 46± acres of total surface water
- Approximately 14-acre lake
- Two approximately 10-acre lakes
- Approximately 4.5-acre lake
- 13 additional ponds and stock tanks
- 8 water wells
- Wells accessing the Carrizo-Wilcox Aquifer
- 4 tower Valley Center 25± acre irrigation pivot
- Extensive water resources supporting cattle, pasture, and agricultural production
- Exceptional combination of groundwater and surface water for a large-scale cattle operation

CLIMATE:

- Northeast Texas climate
- Strong annual rainfall compared with many traditional cattle-feeding regions
- Long growing season
- Climate well suited for improved and native pasture
- Productive environment for cattle, grazing, hay, and forage production

SOILS:

- Sandy and clay loam soils are common throughout this portion of eastern Hopkins County
- Soils well suited to pasture, grazing, forage production, and hardwood vegetation
- Decades of dairy and cattle production have contributed to the agricultural history of the property
- Buyer should independently verify soils and suitability for any specific agricultural or development use

VEGETATION:

- Approximately 180 acres of improved pasture
- Approximately 385 acres of native pasture
- Productive grazing acreage
- Open pasture surrounding the primary cattle facilities
- Areas of thick mature hardwood bottom cover
- Established vegetation providing shade and protection for livestock
- Forage and hay production potential

TERRAIN:

- Gently rolling Northeast Texas terrain
- Approximately 100 feet of gradual contour change
- Large open pastures
- Improved and native grazing areas
- Hardwood-covered bottoms
- Numerous lakes, ponds, and stock tanks distributed throughout the property
- Terrain and pasture layout well suited for moving and managing cattle throughout the ranch

FENCING:

- Miles of perimeter fencing
- Extensive cross fencing throughout the ranch
- Numerous separate pastures and cattle management areas
- Fencing layout allows cattle to be efficiently moved between barns, pastures, feeding areas, and working facilities
- Cross fencing provides flexibility for rotational grazing and separation of cattle groups

CURRENT USE:

- Large-scale cattle feeding and finishing operation
- Angus-Wagyu cattle program
- 3,000+ head covered feeding capacity
- Estimated additional pasture capacity for approximately 350 head
- Cattle grazing
- Forage production
- Feed and silage storage
- Agricultural production

POTENTIAL USE:

- Commercial cattle feeding operation
- Feedlot and finishing operation
- Angus cattle operation
- Wagyu or Wagyu-cross cattle program
- Backgrounding operation
- Seedstock operation
- Vertically integrated beef operation
- Dairy or dairy-related agricultural operation
- Cattle development facility
- Expansion facility for an established cattle producer
- Forage and hay production
- Agricultural investment
- Additional agricultural development

ACCESS:

- Approximately 2.5 miles south of Interstate 30
- Paved road access

- Excellent access for cattle trucks, feed trucks, trailers, and heavy agricultural equipment
- Quick connection to Interstate 30 provides efficient transportation for shipping cattle in and out of the operation
- Convenient proximity to Sulphur Springs and Northeast Texas agricultural services

RANCH ASSETS:

- Contact Keaton Livingston for a complete list of ranch assets that will convey with the property and additional equipment, livestock, or assets that may be available for purchase separately.

SHOWINGS:

- All showings by appointment only
- Buyer's agent must be present at the buyer's first showing to be eligible for buyer-agent compensation
- Proof of funds or financial qualification may be requested prior to showing
- Contact the listing agent to schedule a private showing

For more information regarding this listing please contact Keaton Livingston with Mossy Oak Properties Lone Star Farm & Ranch at 469-734-3112.





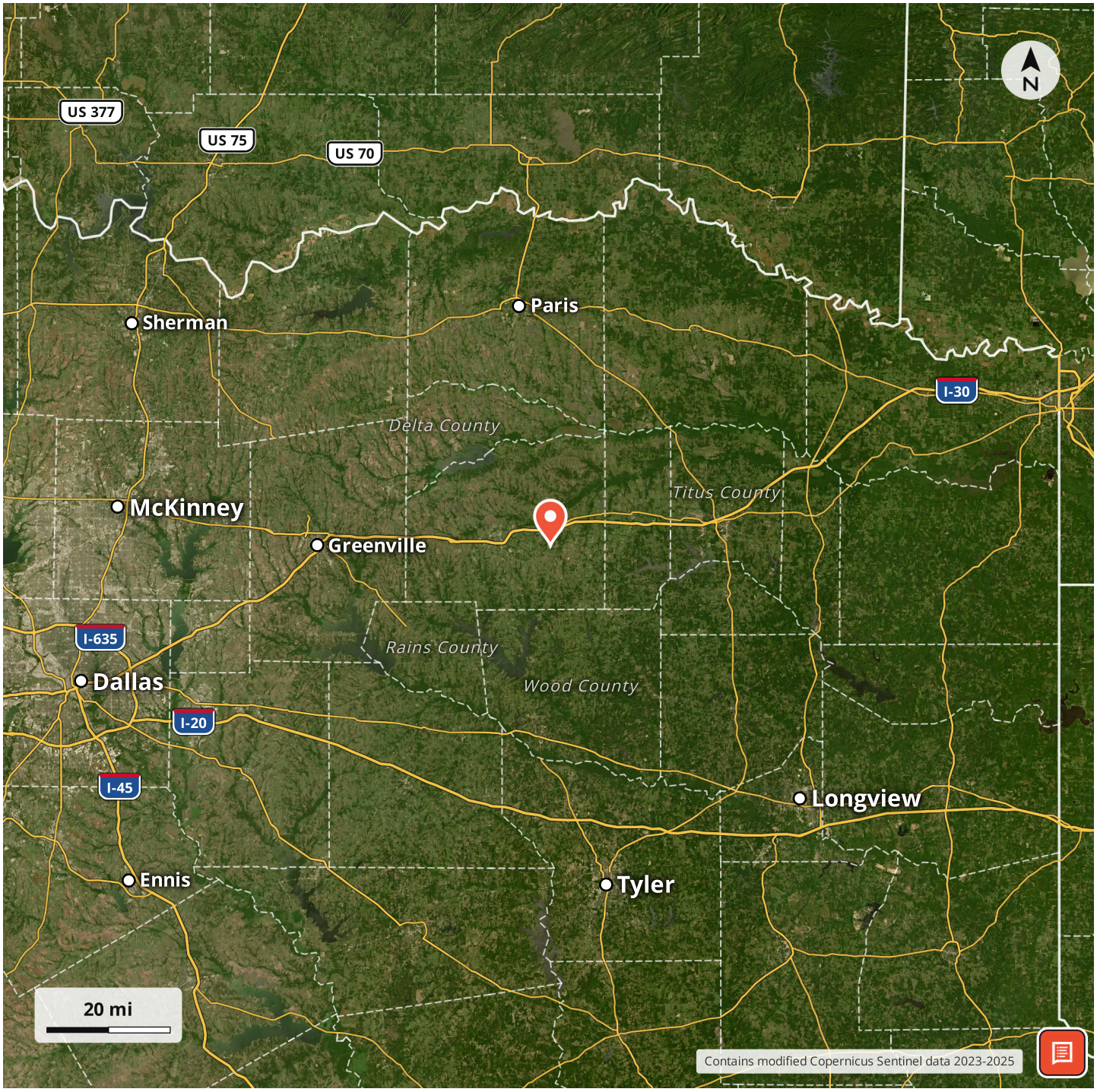




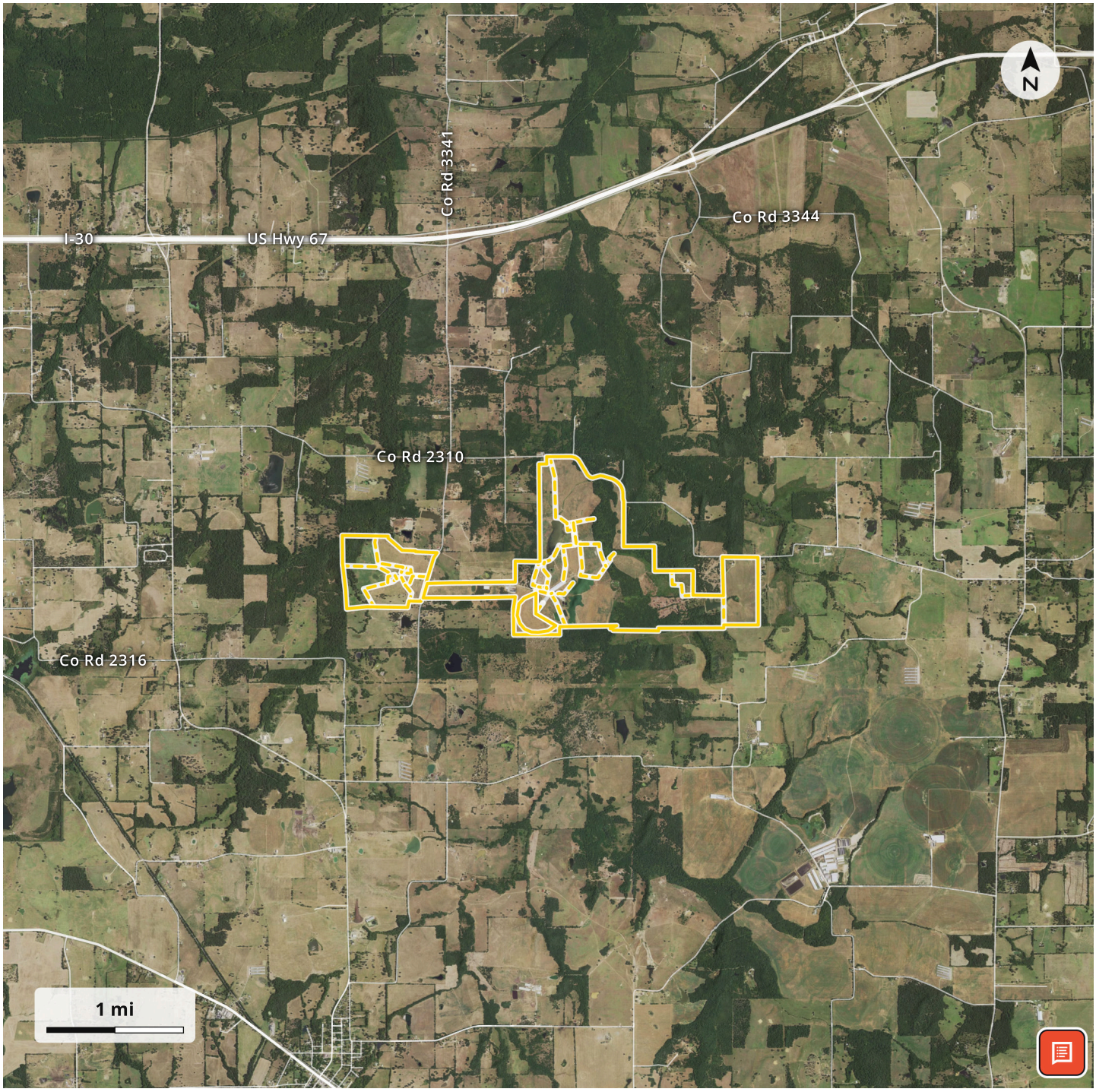




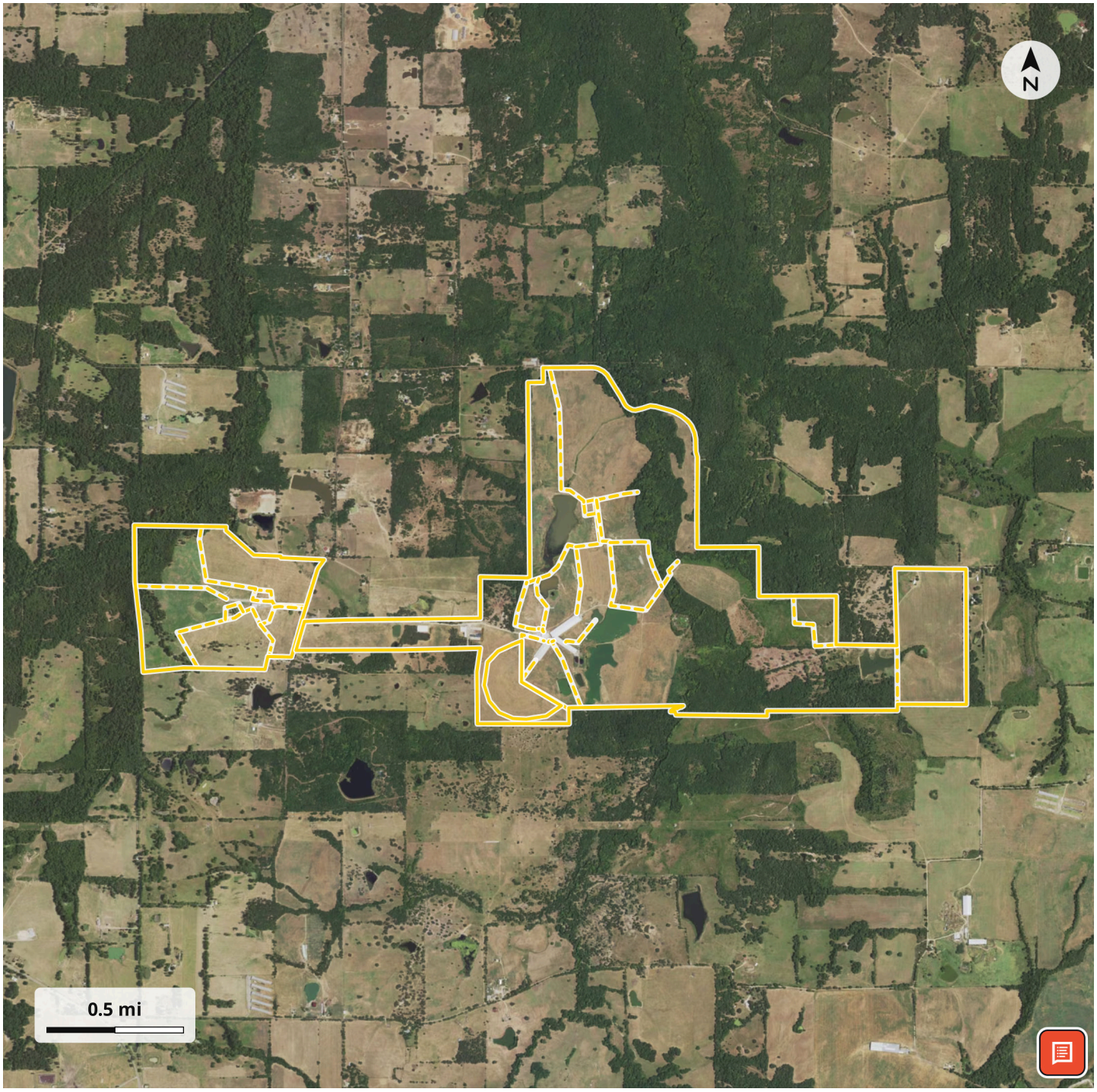
Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:



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DISCLAIMERS

Buyers are responsible for verifying all information and to conduct their own due diligence to their satisfaction regarding the information contained herein. No representation is made as to the accuracy of the information, including the possible value of this Real Property, type of use, zoning, amenities or rights (including without limitation, oil, gas, other minerals and/or water rights) that may or may not be available. Buyers are encouraged to consult with their tax, financial and/or legal advisors before making a final determination regarding the purchase of Real Property, and further recommends that any information, which is of special interest or importance to Buyers, should be obtained through Buyers own independent verification.

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