



CLAYTON - WAGGONER
PROPERTIES

325 N. St. Paul, Suite 3350
Dallas, TX 75201
claytonwaggoner.com
(844) 725-6247

M6 Ranch and Event Center

\$8,920,000



311.00 Acres
Johnson County
2769 County Road 405 Alvarado, Texas

Contact the Agent

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PROPERTY HIGHLIGHTS

In conjunction with the Retirement Dispersal Sale, the renowned M6 Wagyu Ranch is now offered for sale. The 311 acres near Lake Alvarado in Johnson County have supported one of the leading beef producers in the US for decades, first in Charolais, and since 2014, Wagyu cattle. This working, high-volume ranch is designed to effectively manage all stages of the beef production process from breeding to grazing to finishing operations, relying on extensive grazing and efficient feedlot systems. And the M6 Wagyu Ranch even includes a multi-use event venue currently used for livestock sales.

Management of the M6 Wagyu Ranch has focused on regenerative practices such as rotational grazing and water management to improve land health and resiliency. The rolling terrain features extremely productive improved grasses and good soils, along with abundant surface water in the 12+ ponds and multiple seasonal creeks on the property. Additional features include great fencing and cross-fencing and minimal floodplain.

The 10,000-sf event venue provides a full commercial kitchen, office area, and...

