



Cherokee Ranch
*Cherokee & Adair
Counties, Oklahoma*
\$6,320,000.00



- *Premier Cattle Ranch*
- *Steel Working Corrals*
- *Numerous Improvements*
- *3,160 Acres m/l*

This premier working cattle ranch is located in Northeastern Oklahoma, approximately 60 miles from Tulsa, 150 miles from Oklahoma City and 40 miles from Ft. Smith, Arkansas. There is a modern home with rural water on the property: a ranch style, 2 bedroom, 2 bath with a rock fireplace. The Ranch has approximately 1 mile of paved road access, which is connected from Highway 51.

Buildings include: a 4-stall garage with heated shop and utility room with kitchen facilities; two 40'x60' metal equipment buildings and two metal livestock barns. The property has state-of-the-art steel pipe fencing and loading chutes. Water is plentiful with 10-acre lakes, many ponds, several seasonal live streams, natural spring water and utilizes water from the Rural Water District.

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Cherokee & Adair Counties, Oklahoma

There are three basic elevations and soil types, which include top land, sloping land and bottomland. The top land is mostly native grasses, such as Big Bluestem, Little Bluestem, Switch grass and other hardy grasses with some tree cover. The sloping land is mostly Bermuda and native grasses. The bottom-land is a hardy mix of Bermuda, Fescue, Clovers, annual Ryegrass and native grasses. This is an outstanding recreational, hunting and working ranch in a growth area between Tulsa, Oklahoma; Fayetteville, Arkansas and Ft. Smith, Arkansas.

