



**Hay Hook
Ranch**
Muskogee, OK
\$2,487,975.00



- Capacity: 300 Cow Units
- Abundant Wildlife
- 14 Earthen Ponds
- 1,658.65 Acres m/1

Hay Hook Ranch is located approximately 10 miles South of Muskogee, Oklahoma and has been continually owned and operated as a cattle ranch for 50 years. The excellent pasture grasses are primarily Bermuda and Native grasses, with Bluestem hay meadows. There are good, deep soils of Bate, Dennis, Taloka and Parson Silt Loam. Improvements to the property

include: two (2) sets of corrals, excellent all steel corrals, grain bin (3000 Bu), circular steel bin, Butler metal building 24'x32' with concrete floor, older barn and shed (24'x80' frame), two (2) older homes – considered to be of little value, and fencing (some new steel post and 5-barbwire with the balance being older fencing). Fourteen earthen ponds provide abundant livestock water,

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For immediate access to additional information, such as aerials, topos, pictures, and/or color brochures, please register as a frequent viewer with www.WorldClassRanches.com.

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Hay Hook Ranch
Muskogee County, Oklahoma

excellent fishing and winter duck hunting. There is a rural water meter in place at headquarters and three miles of rural piped water lines along the north, south and west sides of Section 22. This water line availability provides an excellent possibility for a rural home site development, now or in the future. Electricity and telephone service are also available. The seller will require at least 15 days after closing to remove his cattle if they are not sold with the ranch. Hunting enthusiasts will find abundant deer, turkey, quail, and ducks.

