



***Cattle, Farm and
Catfish Ranch***
Bryan County, OK
\$1,097,250.00



- 100+ Acres of Crop Land
- 1 Mile from Red River
- 2 Homes
- Fishing Cabin
- 385 Acres m/l

This Combination Ranch is located in Southeast Bryan County Oklahoma, approximately 30 miles ESE of Durant and approximately 1-3/4 hours from Dallas. There are 2 modern homes, currently on well water (rural water available): 1 Brick Ranch Style, 3 bedrooms, 2 baths and 1 Steel Ranch Style, 4 bedrooms, 3 baths. There is also a 2 Stall Garage with Open Shop and a large Equipment Overhead Building. Carrying

Capacity is 70 to 120 Cow Units, depending on management of the crop land. Revenue potential from hunting lease with lodge accommodations for deer, turkey and duck seasons; weekend fishing with/without lodging; commercial catfish production; cattle, horse, sheep, goat or exotic ranching; and crops of wheat, alfalfa, peanuts, corn, etc. This is an outstanding recreational, hunting, fishing and working farm/ranch.

Contact:
Robert Bahe
Accredited Land Consultant
918-426-6006



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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Accredited Land Brokers
1405 S. George Nigh Expwy, McAlester, OK 74501
918-426-6006 • fax: 918-426-6022