



WorldClassRanches.com

Your Brand for Working Ranches and Recreational Land

Robert D. "Bob" Bahe, Ranch and Land Specialist

Cherokee Ranch



3200 Acres

\$6,600,000

Accredited Land Brokers

1405 S George Nigh Expwy, McAlester, OK 74501
Office: 918-426-6006 Fax: 918-426-6022



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ACREAGE	3,200 Deeded Acres (m/l)
LOCATION	Northeast Oklahoma. 60 miles from Tulsa, 150 miles from Oklahoma City, 50 miles from Fayetteville, AR and 40 miles from Ft. Smith, AR.
IMPROVEMENTS	<u>Homes</u> 1 Modern Home with Rural Water <u>Roads</u> The Ranch has approximately 1 mile of paved road access, which is connected from Highway 51. <u>Buildings</u> 4-stall garage with heated shop and utility room with kitchen facilities, two 40'x60' metal equipment buildings, two metal livestock barns. <u>Working Equipment</u> State-of-the-art steel pipe fencing and loading chutes. <u>Water</u> 10-acre lakes, many ponds, several seasonal live streams, natural spring water and utilizes water from the Rural Water District.
TOPOGRAPHY	The Ranch has three basic elevations and soil types, which include top land, sloping land and bottomland.
GRASSES	The <u>top land</u> is mostly Native Grasses such as Big Bluestem, Little Bluestem, Switch grass and other hardy grasses with some tree cover. The <u>sloping land</u> is mostly Bermuda and native grasses. The <u>bottomland</u> is a hardy mix of Bermuda, Fescue, Clovers, annual Ryegrass and Native Grasses.
COMMENTS	This is an outstanding recreational, hunting and working ranch in a growth area between Tulsa, OK; Fayetteville, AR; and Ft. Smith, AR.
PRICING	\$6,600,000.00

Cherokee Ranch
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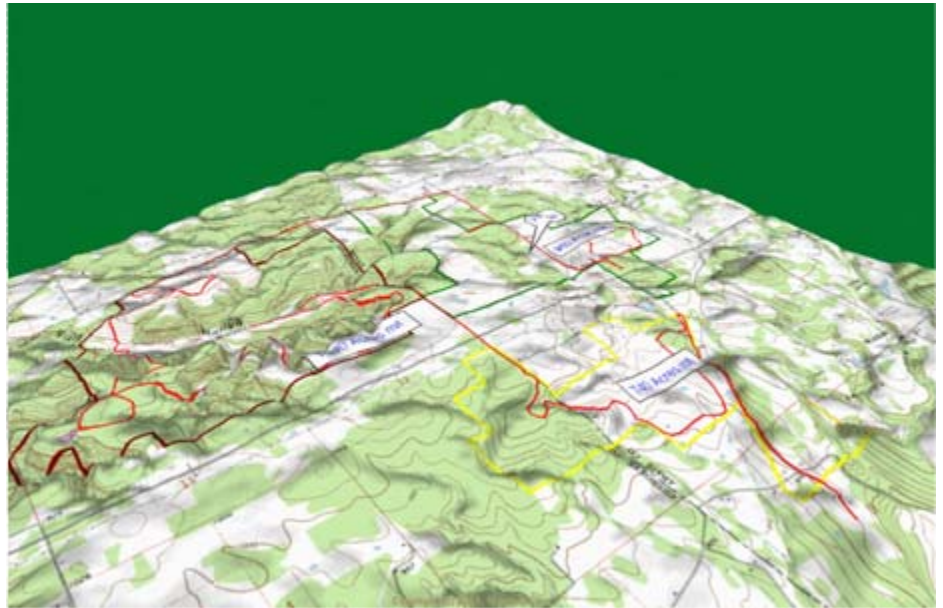


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**AERIALS
VIEWS**



Boundaries are for illustration purposes only. They are not accurate, nor drawn to scale



Cherokee Ranch
Cherokee Ranch

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Oklahoma's Premier Working Ranch & Hunting Haven



Entrance with Main House



**Home, Garage, Shop
and Equipment Shed**



Steel Gates



Corrals



Lush Meadows

This ranch has it all! Easy working corrals, calving barn, 3 ranch homes and steel gates. Easy to manage, highly productive, 550+ cow ranch. Lush Bermuda, Fescue, Hardy Native Grasses and lots of water.



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View from House



View from Lane



Ranch Manager's Home



**4 Car Garage with
Shop & Office**

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Cherokee Ranch

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Equipment Buildings, Working Corrals and Horse Barns



Main Ranch Pastures



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Rustic Canyon Pastures



High Ground Pastures



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Scenic Hunting and Fishing



Cherokee Ranch
Cherokee Ranch

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