Cherokee Ranch

3200 Acres
$6,600,000
**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**  
**Homes** | 1 Modern Home with Rural Water  
**Roads** | The Ranch has approximately 1 mile of paved road access, which is connected from Highway 51.  
**Buildings** | 4-stall garage with heated shop and utility room with kitchen facilities, two 40’x60’ metal equipment buildings, two metal livestock barns.  
**Working Equipment** | State-of-the-art steel pipe fencing and loading chutes.  
**Water** | 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 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 bottomland 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
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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.

Accredited Land Brokers, LLC
McAlester, Oklahoma
Bob Bahe  918-426-6006
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Equipment Buildings, Working Corrals and Horse Barns

Main Ranch Pastures

Cherokee Ranch

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Rustic Canyon Pastures

High Ground Pastures

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