World Class Ranches Team Brokered by EXP Realty

320 E. Carl Albert Parkway, B1 | McAlester, OK 74501

Rolling Pastures Ranch 3005 acres-Cow and Stocker Op $11,268,750.00









Rolling Pastures Cow/calf and Stocker Operation 3,005 Acre Ranch Acreage: 3,005 Price: $3,750 per acre firm Location: 44 miles from Tulsa, OK, and 107 miles from Oklahoma City, OK, 222 miles from Dallas, TX, and 140 miles from Bentonville, AR. Stocking Rate: 650 pair, and 350 stockers, and 600-700 bales of hay. Access: County roads Water: 47 stock ponds, and several seasonal streams Topography: Almost flat hay meadows, beautiful gently rolling pastures. Home Sq. ft.: 4200+ Bedrooms: Four Baths: 3 Forage: Bermuda Grass, native grass, Clovers, Fescue. Wildlife: Whitetail Deer, turkey, dove, squirrels, and other indigenous wildlife. Utilities: Rural water, septic systems, electricity. Description: This EXCEPTIONAL working ranch features 3,005 acres of beautiful rolling, productive pastures that are about 95 percent open. The fencing and cross-fencing is in good to excellent condition, and supports rotational grazing. 47 stock ponds, a 15-acre lake, and seasonal streams provide an abundant water supply on the ranch. Each pasture has at least one pond with some pastures having multiple ponds. A nice set of steel working pens at the headquarters features a covered chute, pot and trailer load outs, and round pen. Another set of pens is located on the west side of the ranch. Call Sandy Brock Bahe at 918-470-4710 or toll free at 844-WCR-LAND with questions or to view.

Property Highlights

Price Per Acre: 3,750.00

Acreage: 3,005 Acres

Location: 232 mi to Dallas; 131 mi to Bentonville, AR

Closest Town: Muskogee

Access: County Roads

Taxes: $10,531.05/year

Topography: Gently rolling pastures with a few trees

Improvements: 2 homes, barn, shop, corrals, fencing, etc.

Bedrooms: 5

Baths: 3

Forage: Bermuda, clovers, and native grasses

Capacity: 650 pair plus 250-350 stockers, & hay

Water: 46 ponds, & 15 acre lake, streams

Wildlife: Deer, Turkey, Quail, Dove, & other indigenous

Utilites: Rural water, septics, electric

Development Potential New Buyer could subdivide

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