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# 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

**Utilities:** Rural water, septic, electric

**Development Potential** New Buyer could subdivide

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## Sandy Brock Bahe

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**918-470-4710**