



WorldClassRanches.com
Your Brand for Ranch & Trophy Properties

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, septic, electric

Development Potential New Buyer could subdivide

The information above is from sources deemed reliable, but we offer no warranty or representation regarding its accuracy. Seller(s), Accredited Land Brokers LLC, World Class Ranches, affiliated Brokerages, Brokers, Agents and/or Employees expressly disclaim any liability for errors, omissions or changes regarding any information provided for this property. Grass production and carrying capacity vary according to management practices. Water availability will vary by climatic conditions. Surface and Ground water usage may need State Permits. All maps are for illustration only. All offerings, pricing, and information are subject to change at anytime. Copyright 2005-2026 All Rights Reserved

Sandy Brock Bahe
World Class Ranches Team Brokered by
EXP Realty
918-470-4710