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Buffalo Valley 1282- tsl



Property Highlights

Acreage: 1282 Acres

PROPERTY DESCRIPTION: NAME OF PROPERTY: Buffalo Valley 1282- tsl

ACREAGE: 1282 Acres **LOCATION:** 3 Hours from Oklahoma city and 3 hours from Dallas **CLOSEST TOWN & ZIP:** Talihina; 74571 **ACCESS:** Highway

Frontage TAXES: \$1,550 **TOPOGRAPHY:** Ranges from flat to rolling to mountainous. You won't find a more versatile place for ranching and hunting.

IMPROVEMENTS: Headquarters consists of a 2700 square foot brick 3 bedroom 2 bath home, eight pastures fenced with barbwire, a two bedroom 1100 square foot guest house, 60' x 80' barn with concrete floor, all metal corrals, and a half mile private drive to the headquarters. **FORAGE:** Mainly Bermuda with some Bluestem, and Rye Grass with clovers for your cool weather grasses. **CAPACITY:** 300 Cow-Calf Pairs with Good Management to the 8 pastures. **WATER:** 14 stock ponds and seasonal streams **WILDLIFE:** Whitetail, turkey, black bear, hogs, quail, and other wildlife. It's a hunting paradise!! **UTILITIES:** Electricity, gas, rural water and septic system. **COMMENTS:** This gorgeous ranch is located right at the base of Buffalo Mountain giving it great diversity and elevation changes from 500 feet to 2200 feet. Owning part of the mountain with heavy timber gives this ranch multiple sources of income from logging, leased hunts, and having the ability to run 300 AU. This area of Oklahoma averages 45 to 50+ inches of precipitation per year. The owners have consistently bailed over 700 4'x 5' round bales, in

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