



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

## Sandy Springs Ranch 2016 Acres--SKB

**\$5,302,000.00**



This ranch has a current stocking rate is 550 pair, and 400 stockers. The ranch also features two homes, a guest house, an apartment in one of the shops, and bunking area for hunters or a hired hand. The pastures are all subdivided with cross fencing, and with 26 ponds and three seasonal streams and eight frostless watering tanks your livestock will never want for water. Barns, shops, sheds and working facilities are well placed for easy access and functionality. The corrals contain miles of steel pipe fencing and will accommodate all the livestock the ranch will support. Part of this ranch was previously a registered cattle operation and features a livestock sale arena, barn with wash stall, and all you need to host your own sales. Sprigged Bermuda Grass, and Native grasses provide a long grazing season. The ranch is priced for the real estate only, which does not include any of the furniture, fixtures, equipment or livestock. Call Sandy Brock Bahe to view this exceptional ranch at 918-470-4710 (Cell), or Toll Free at 844-WCR-LAND.

### Property Highlights

**Price Per Acre:** 2626.00

**Acreage:** 2016 acres, more or less

**Location:** 1.5 hrs. S. of Tulsa, OK

**Closest Town:** Eufaula

**Access:** County Road

**Taxes:** \$4380.00/year

**Topography:** Almost flat, gently rolling, some hills.

**Improvements:** Homes, barns, shops, steel working pens, ponds

**Home Sqft:** 2561

**Bedrooms:** 5

**Baths:** 3

**Forage:** Sprigged Bermuda, clovers, natives, etc.

**Capacity:** 550 pair and cut hay, + 400 stockers

**Water:** 26 Ponds and seasonal streams

**Wildlife:** Whitetail deer, turkey, squirrels, dove, quail

**Utilities:** Free natural gas, electric, septic, 3 wells, propane

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### Sandy Brock Bahe

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**918-470-4710**