World Class Ranches Team Brokered by EXP Realty

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

Garvin 1285 Ranch-SKB $2,949,075.00









This exceptionally productive combination ranch has a stocking rate of approximately 350 to 400 pair. It has paved county road access on the south and gravel county road access on the north, an additional easement if you wanted to subdivide the property and have three different access points. The 1285 acres sports a large set of steel working pens, with barns, sorting pens, and traps. There is electricity and well water at the headquarters. With at least 15 pastures, you have the option to rotate your livestock. Fencing is in good to very good condition. The water supply to the pastures is either by ponds or streams. The forage is primarily Bermuda Grass, Fescue, Clovers, Bahia, and native grasses. Large hardwoods provide shade for the cattle and cover for wildlife. The property has some frontage on Little River. There are some beautiful large hardwoods, some of which may be harvestable timber. A timber cruise could determine the amount of timber viable for harvest. At a stocking rate of 350-400 pair this ranch is priced between $7,373.00 and $8,426.00 per pair, well under most ranches in the area. In addition to the cattle grazing and hay production, there is also tremendous hunting and fishing fun to be had. Two large oxbow lakes pull in various ducks and geese, along with many other water feathers that the birds also enjoy. Call Sandy Brock Bahe at 918-470-4710 or toll Free at 844-WCR-LAND.

Property Highlights

Price Per Acre: 2295.00

Acreage: 1285 Acres

Closest Town: Garvin, Oklahoma

Access: County road

Taxes: $789.90/year

Topography: Flat to very gently rolling

Improvements: Barns, steel working facility, fencing, etc.

Forage: Bermuda, clover, fescue, & native grasses

Capacity: 400

Water: Well and ponds

Wildlife: Whitetail deer, squirrels, dove, and other

Utilites: Electricity, well

Development Potential
Could be subdivided, 3 access points

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