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# World Class Ranches Team Brokered by EXP Realty

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

**Stargazer Ranch 252 acres**

**\$1,989,500.00**



If you are looking for that exceptional ranch that is both productive and breath taking, with easy access, yet a very private setting, this is the one! This property has about 160 acres of open clean pasture, with the balance being lightly to heavily treed with large hardwoods. 90 to 100 pairs are easily accommodated. Rotational grazing is possible with the nine pastures and nine ponds. The fencing and cross fencing is well-maintained. All pastures have a very long forage season for your livestock with Bermuda Grass, Yellow Hop Clover, Hairy Vetch, Fescue, and perennial Rye grass. A shed allows you to work your cows with the covered Preefert Chute and Powder River Headgate. A fenced alley allows good movement of livestock from three pastures to the working pens and load out, and filtered water is piped to the working facility. The other five pastures are directly connected to the working pens. There is a barn and a shop with concrete floors and 220 electric. The 3616 sq. ft. brick house sits back into the property on its own private road and has oversized rooms that make entertaining easy and inviting. With three large bedrooms and 3 full bathrooms, huge kitchen/breakfast area, large formal dining, large den, and oversized mud/Bathroom, storage room, tons of built-ins and other storage, you will not want for space or storage. Call Sandy Brock Bahe to view or with questions: 918-470-4710 or Toll Free at 844-WCR-LAND.

## Property Highlights

**Acreage:** 252.5 acres

**Location:** 1.5 hrs. to Bentonville, AR

**Closest Town:** Sallisaw

**Access:** County Road

**Taxes:** \$1,930.21/year

**Topography:** Beautiful gently rolling terrain

**Improvements:** Home, Barns, shop, corrals, fences, ponds

**Home Sqft:** 3616

**Bedrooms:** 3

**Baths:** 3

**Forage:** Bermuda, clovers, Fescue, Vetch, and natives

**Capacity:** 132-135 pair is the normal stocking rate

**Water:** 9 ponds, spring fed streams

**Wildlife:** Whitetail deer, turkey, dove, squirrels, etc.

**Utilites:** Electricity, Well water, Propane, septic system

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**Sandy Brock Bahe**

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