



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

**Greenleaf Creek Ranch 1269 acres**

**\$4,187,700.00**



1269 acres of beautiful rolling grassy hills. This ranch features a 1555 square foot brick home, barns, shop, horse stalls, two nice sets of steel working pens, and much more. The stocking rate has ranged from 275 to 300 pair. The ranch is approximately 95% open pasture with scattered mature hardwood trees, and tree lines along the creek and streams all providing shade for the livestock. With eight primary pastures, multiple catch pens, and 15 ponds you can rotate the livestock without concern for water. A 125'X36' barn/shop contains 9 horse stalls, tack room, and wash area with drain on one end and a shop with concrete flooring on the other. Other buildings include a 50'X24' barn, a 32'X26' barn, 30'X36' barn, 14'X40' Shed, 480 sq. ft. storage, and additional sheds. A large steel working facility is at the headquarters and an additional steel working facility is located more toward the center of the ranch. The forage consists of cool and warm season grasses including Bermuda Grass, clovers, Fescue and Native Grasses. The fencing is in good condition with much of the fencing having six strands of barbed wire. Greenleaf Creek meanders through the property for well over a mile and a half. It is believed this creek may be spring fed at it is running beautiful clear water about 45 days after the last rain. Call Sandy Brock Bahe at 918-470-4710 or Toll Free at 844-WCR-LAND.

## Property Highlights

**Price Per Acre:** 3300.00

**Acreage:** 1269

**Location:** 2 hrs SW of Bentonville; AR, 1 hr. S of Tulsa

**Closest Town:** Tahlequah

**Access:** Paved county road

**Taxes:** \$2,572.00/2021

**Topography:** Beautiful rolling pastures and long valleys

**Improvements:** Home, barns, shop, stalls, working pens, etc.

**Home Sqft:** 1555

**Bedrooms:** 3

**Baths:** 2

**Forage:** Improved Bermuda Grass, native, clovers, etc.

**Capacity:** 275-300 pair

**Water:** Greenleaf Creek, streams,

**Wildlife:** Whitetail Deer, Turkey, Dove, Squirrels, other

**Utilities:** Rural Water, Natural Gas, well, septic, electric

The information above is from sources deemed reliable, but no warranty or representation is as to its accuracy by the Seller and WCR Land Brokers Marketing Network, LLC (WCR LBMN) and affiliated Brokers. Seller and WCR LBMN 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 2005-2024 All Rights Reserved

**Sandy Brock Bahe**

World Class Ranches Team Brokered by  
EXP Realty

**918-470-4710**