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World Class Ranches Team Brokered by EXP Realty

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

Cow/calf and Stocker Operation 2344 acre Ranch

\$8,790,000.00



Rolling Pastures Cow/calf and Stocker Operation 2344 Acre Ranch Acreage: 2344
Price: \$3,750 per acre firm Location: 44 miles from Tulsa, OK, and 107 miles from Oklahoma City, OK, 222 miles from Dallas, TX, and 140 miles from Bentonville, AR. Stocking Rate: 500 pair, and 350 stockers, and 600-700 bales of hay. Access: County roads Water: 30 stock ponds, and several seasonal streams Topography: Almost flat hay meadows, beautiful gently rolling pastures. Home Sq. ft.: 1612' Bedrooms: Four Baths: 1.5 Forage: Bermuda Grass, native grasses, clovers, Fescue. Wildlife: Whitetail Deer, turkey, dove, squirrels, and other indigenous wildlife. Utilities: Rural water, septic system, electricity. Description: This EXCEPTIONAL working ranch features 2344 acres of beautiful rolling, productive pastures that are about 95 percent open. The fencing and cross-fencing is in good to excellent condition, and supports rotational grazing. There is an abundant water supply on the ranch with 30 stock ponds, a nice creek, and seasonal streams. Each pasture has at least one pond with some pastures having multiple ponds. A nice set of steel working pens at the headquarters is used primarily for the cow/calf operation and a smaller set on the southeast portion of the ranch is used mainly for the yearlings. Call Sandy Brock Bahe at 918-470-4710 or Toll Free at 844-WCR-LAND.

Property Highlights

Price Per Acre: \$3750.00

Acreage: 2344

Location: 116 mi. E of OKC, and 232 mi. N of Dallas

Closest Town: Okmulgee

Access: County Road

Taxes: \$6113.46/year

Topography: Grassy rolling pastures

Improvements: House, working pens, barn, fencing, shop

Home Sqft: 1612

Bedrooms: 4

Baths: 1.5

Forage: Bermuda, native, clovers, Bluestem, Fescue

Capacity: Normal year-500 pair plus 350 yearlings

Water: 30 ponds, Walnut Creek, seasonal streams

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

Utilites: Rural water, electric, septic system

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