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World Class Ranches Team Brokered by EXP Realty

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

The 399 Ranch -skb

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This is one of those exceptional ranches that is practically all usable grass, with a few scattered trees along a couple of fence lines and a seasonal stream, for erosion control and shade for the livestock. The soils are sandy loam and much of the ranch has been farmed in the past. The ranch is cross fenced into seven pastures, and could easily have additional cross fencing if you wanted a higher level of intensive grazing rotation. The improvements consists of a 3000+ sq. ft. home, custom, one-owner, a large steel frame shop with a large shed on each side for equipment storage, or livestock cover. There is water and electricity to the shop, larger barn and pens. The home features 4 bedrooms, an office, large kitchen and breakfast area, with a formal dining room, 3 full baths and an upstairs game/media room with wet bar. The custom kitchen features Rosewood cabinets with pull outs and the no-slam feature, a pull out Lazy Susan, 3 cm granite counter tops, pantry, stainless steel appliances with a Jenn-Air Smooth top Cooktop and under cabinet lighting. The living area also has a gas log fireplace. The home is furnished with free gas from a gas well on the ranch. The master suite features a trayed ceiling, jetted corner tub, large marble shower, split vanities, large walk in closet with upscale custom shelving (about 19 feet of rod space). The property is as scenic as it is utilitarian. Step out the door to beautiful mountain views, gorgeous views of your own private stocked

Property Highlights

Acreage: 399 Acres

Location: Approximately 1 hour south of Tulsa, OK & 2 hours east

Closest Town: Checotah, OK 74426

Access: Just off I-40 via Gravel County Road

Taxes: \$\$3,799.59

Topography: Flat to slightly rolling

Improvements: Custom home, shop, 2 barns, steel corrals and working

Forage: Bermuda grass and native grasses

Capacity: 100 momma cows plus calves, bulls, as is

Water: 12 ponds, seasonal stream

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

Utilities: Rural water, electricity, phone, and septic system

Development Potential With county road frontage, electricity and rural water

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