



WorldClassRanches.com
Your Brand for Ranch & Trophy Properties

|,

Buffalo Valley 1282- tsl

\$



Property Highlights

Acreage: 1282 Acres

PROPERTY DESCRIPTION: NAME OF PROPERTY: Buffalo Valley 1282- tsl
ACREAGE: 1282 Acres **LOCATION:** 3 Hours from Oklahoma city and 3 hours from Dallas **CLOSEST TOWN & ZIP:** Talihina; 74571 **ACCESS:** Highway Frontage **TAXES:** \$1,550 **TOPOGRAPHY:** Ranges from flat to rolling to mountainous. You won't find a more versatile place for ranching and hunting. **IMPROVEMENTS:** Headquarters consists of a 2700 square foot brick 3 bedroom 2 bath home, eight pastures fenced with barbwire, a two bedroom 1100 square foot guest house, 60' x 80' barn with concrete floor, all metal corrals, and a half mile private drive to the headquarters. **FORAGE:** Mainly Bermuda with some Bluestem, and Rye Grass with clovers for your cool weather grasses. **CAPACITY:** 300 Cow-Calf Pairs with Good Management to the 8 pastures. **WATER:** 14 stock ponds and seasonal streams **WILDLIFE:** Whitetail, turkey, black bear, hogs, quail, and other wildlife. It's a hunting paradise!! **UTILITIES:** Electricity, gas, rural water and septic system. **COMMENTS:** This gorgeous ranch is located right at the base of Buffalo Mountain giving it great diversity and elevation changes from 500 feet to 2200 feet. Owning part of the mountain with heavy timber gives this ranch multiple sources of income from logging, leased hunts, and having the ability to run 300 AU. This area of Oklahoma averages 45 to 50+ inches of precipitation per year. The owners have consistently bailed over 700 4'x 5' round bales, in

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