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# World Class Ranches Team Brokered by EXP Realty

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

**Mustang Ridge Ranch 130-MV**

**\$569,000.00**



## Property Highlights

**Acreage:** 130 +/- Acres

**Location:** 1 Hour NE of  
Tulsa, 1/2 Hour SW of Joplin

**PROPERTY DESCRIPTION** Mustang Ridge Ranch 130-MV **ACREAGE:** 130 +/-  
**LOCATION:** 1 hour NE of Tulsa, ½ hour SW of Joplin, MO; 2 hours SW of  
Branson, MO; 1 hour W of Bentonville, AR **CLOSEST TOWN & ZIP:** Miami, OK  
74354 **ACCESS:** Paved State Highway, Gravel County Road **MINERALS:** 50%  
Included **TAXES:** \$2400 **TOPOGRAPHY:** Tall Hill Overlooking Flat Bottomland  
**IMPROVEMENTS:** 2600 Sq. Ft. Log Cabin, 30x60 Heated/Cooled Shop, 26x40  
Barn **FORAGE:** Bermuda, Fescue **CAPACITY:** 65-70 head **WATER:** 5 Automatic  
Drinkers, 1 Pond **WILDLIFE:** Whitetail Deer, Turkeys **UTILITIES:** Electric, Rural  
Water **COMMENTS:** A beautiful vaulted ceiling 2600 sq. foot log cabin sits atop  
the tallest hill in Ottawa county and overlooks the rich bermudagrass bottoms where  
the cattle can be watched from the front porch. The large majority of the 5 split  
pastures has been recently sprigged with Midland 99 bermuda, with the remaining  
grass being fescue. Five automatic drinkers surround the property, where most  
pastures can easily have access to the cleanest drinking water. The largest pasture  
has an extremely deep stock pond as well. A 30x60 shop sits behind the house with  
an attached garage to the side. The shop is heated and cooled and even includes a  
small living area. A 26x40 barn accompanies a set of working pens and small  
holding lots behind the home as well. This property is capable of maintaining 40-50  
head of cow-calf pairs under good management. With

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