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

Mustang Ridge Ranch 130-MV

\$569,000.00



Property Highlights

Acreege: 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, 1/2 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

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