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Accredited Land Brokers Team Brokered by EXP Realty

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

Valley Vista Ranch 480-jc

\$1,080,000.00



This Southeastern Oklahoma Ranch was developed by a long-time cattleman, primarily as a gathering point/ back-grounding operation. There are 23 permanently fenced traps ranging in size from 1 to 60 acres with 14 plus ponds for water. The headquarters is set up for shipping and receiving with a set of feeding pens with sheds, load-outs for trucks or stock trailers, a covered working facility, and digital scales. The relatively new shop provides storage for equipment, feed and medicine, and an office. The Northern 280 acres also has a set of pens with a working chute and load-outs. Add in abundant Bermuda, Clover and Native grasses, 40 inch annual rainfall, and proximity to some 15 auction barns, and you have a beautiful place custom-made for the stocker operator or the cow-calf man looking to maximize his acreage through rotational grazing. Give Joel a call today!

Property Highlights

Acreage: 480 Acres m/l

Location: 2 hrs SE of Ok City, 1 1/2 hrs S of Tulsa

Closest Town: Stigler, OK.

Access: County Road

Taxes: \$424.25 est.

Topography: Level to moderately sloping.

Improvements: Metal Building, sheds, fences, gates, corrals, scales,

Forage: Bermuda, Clover, Native Grass Mix.

Capacity: 150 Cow-calf pairs, 500 Stockers.

Water: 14 Ponds, creek, rural water.

Wildlife: Deer, Turkey, Geese, Ducks, and other native species.

Utilities: Rural water and electric.

Development Potential Yes, county road frontage and utilities.

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