



WorldClassRanches.com
Your Brand for Ranch & Trophy Properties

World Class Ranches 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.

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 2005-2025 All Rights Reserved

Joel Chisum

World Class Ranches Team Brokered by
EXP Realty

918-370-0157