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# World Class Ranches Team Brokered by EXP Realty

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

**Agri Enterprise 3750**

**\$34,950,000.00**



The Agri Enterprise is the epitome of the pioneer effort. The owners have developed each section of the property to produce at its highest level based on the effective use of the amenities that nature has provided while protecting the environment. The home place has a deep 30 surface acre lake that used to irrigate corn and sorghum crops. The balance is well maintained pastures of Bermuda, Rye, & Clovers as well as other forage for the mama cow operation. The cattle operation handles 350 momma cows and bulls on the ranch and 1,000 head of feeders in the environmentally designed feed lots which do not have any waste pits. All waste is utilized by the grasses to lessen environmental impact. The Elite Sod Farms, LLC has state of the art sod preparation, seeding, fertilizing, mowing, cutting and stacking for the most efficient marketing cycle. The pallets are then loaded on semi-trailers for delivery to the customer. The Sod Farm sits on top of thousands of tons of sand aggregates from river rock, to cement sands, to possibly fracking sand. The residential and commercial growth area from Dallas to Oklahoma City include Dallas/Fort Worth, Frisco, Dennison, Texas and Durant, Ardmore, Pauls Valley, Norman and Oklahoma City, Oklahoma. This is a turn-key operation which would include one year of management consulting from the Owner with all employees, customer lists, equipment, cattle and feed. New born calf to packing house with home grown forage.

## Property Highlights

**Acreage:** 3,750 Acres

**Location:** Operations service the Dallas/Fort Worth Area

**Closest Town:** Durant, OK and Colbert, OK

**Access:** Paved and gravel county roads

**Taxes:** \$Undetermined at this time

**Topography:** Flat to rolling

**Improvements:** Headquarters, Residence, shops, barns, equipment

**Home Sqft:** 3177

**Bedrooms:** 3

**Baths:** 2

**Forage:** Bermuda, native, clovers, alfalfa, grazon, silage

**Capacity:** 350 mama cows and 1,000 head feeders

**Water:** Rural Water District, wells and pumps

**Wildlife:** Deer, turkey, ducks, geese, fox, coyotes, etc.

**Utilites:** Electric, septic systems

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