



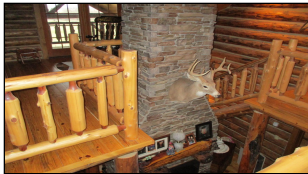
WorldClassRanches.com
Your Brand for Ranch & Trophy Properties

World Class Ranches Team Brokered by EXP Realty

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

Frisby Farms 220 - bbf

\$1,169,000.00



Jaw-dropping luxury log home situated on prime grassland in the heart of one of Oklahoma's most prolific cattle ranching areas. Impeccably maintained forage, freeze-proof waterers, ponds in each pasture, and well-planned cross fencing insure capability for a high stocking rate. Cross-fencing is designed for ease of movement of stock, such that most transitions can be done by a single person. Multi-acre pond provides water fowl hunting access just steps from the house. Owners have harvested numerous trophy deer from the property. 300 commercially producing pecan trees add to the potential agribusiness revenue from the property. 2,400 s.f. shop is insulated and contains an office. Located about 25 minutes from Grand Lake, one of Oklahoma's premier recreational lakes that features excellent water quality, tremendous fishing, gourmet dining and beautiful scenery. Owners will sell less acreage to fit home buyer's needs. Details of the home include: * Built from lodge pole pine logs shipped from Montana, pre-dried and checked so no shrinkage occurred * 10 ft. deep covered, wrap around porch on 3 sides * Granite counter tops in kitchen and all but one bathrooms * 3 heat pumps, and pellet stove insert in fireplace * Insulated beyond conventional home standard * TV/cable ready in all living areas - no wiring needed for expansion * Entrance from garage to mud room, with access to w/d room and near-by bathroom keeps heavy soiled boots and clothing from entering

Property Highlights

Acreage: 220

Location: 50 min. NE of Tulsa, OK, 4.5 m. N of Vinita

Closest Town: Vinita, OK

Access: Gravel county road

Taxes: \$1,812.00

Topography: Flat to rolling

Improvements: Log home, 2,400 s.f. shop, cross-fenced

Home Sqft: 3475

Bedrooms: 3

Baths: 3.5

Forage: Bermuda, Fescue, Korean Lespedeza, Clover

Capacity: 75 cows

Water: 6 ponds, auto. waterers, rural water

Wildlife: Ducks, large deer

Utilities: electric, rural water

Development Potential
Smaller ranchettes

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

World Class Ranches Team Brokered by
EXP Realty

918-426-6006