



WorldClassRanches.com
Your Brand for Ranch & Trophy Properties

Accredited Land Brokers

320 E. Carl Albert Parkway, B1 | McAlester, OK 74501
918-426-6006 or Toll Free 844-ALB-LAND

Frisby Farms 220 - bbf

\$1,169,000.00



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

Utilites: electric, rural water

Development Potential
Smaller ranchettes

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

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