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# World Class Ranches Team Brokered by EXP Realty

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

**Morris Ranch 546 acres--SKB**

**\$1,350,000.00**



This exceptional ranch has a stocking rate of about 200 cow/calf pairs, however, the sellers recommends a stocking rate of about 180 pairs. At that rate this ranch is priced at \$7,500 per cow/calf pair; a rare value in today's market. The Property is about 95% open pastures & features a mixture of Bermuda, Fescue, Clover, Vetch, and native grasses that provide a long grazing season. 15 ponds supply the ranch with abundant water even in drought prone years. Much of the land is sectioned into 40 acre pastures for rotational grazing, with at least one pond per pasture. The heavy duty steel working facilities are more than adequate for this size operation. The 60' X 120' barn/shop is multi-purpose and features a calving pen, 2nd equipment barn. The home is over 3376' of living space, plus a pool house/apartment, and a guest room with bath off the two car garage. The kitchen was recently remodeled with granite counter tops, new cabinets and appliances. The large master suite sports a nice master bath and walk in closet. Free natural gas fuels the furnace, water heaters, gas fireplace, & cook stove. Just off the back of the house and sun room, with hot tub, is a large in ground pool. This is a well thought out, well priced ranch, productive, and scenic. Call Sandy Brock Bahe to view or with questions; 918-470-4710 or toll free at 844-ALB-LAND.

## Property Highlights

**Price Per Acre:** 2,472.53

**Acreage:** 546 acres

**Location:** One hour south of Tulsa, OK

**Closest Town:** Morris, OK

**Access:** Paved state highway frontage, & county road

**Taxes:** \$2,667.81 per year

**Topography:** Flat to gently rolling

**Improvements:** Home, barn/shop, 15 pond, working pens, etc.

**Home Sqft:** 3376

**Forage:** Bermuda, clover, vetch and native grasses

**Capacity:** 180 pair

**Water:** 15 ponds (9 built in the last 2 years)

**Wildlife:** Whitetail, squirrels, turkey, dove, and other

**Utilites:** Rural water, electric, septic system

**Development Potential**  
Could be subdivided

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