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Accredited Land Brokers

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

Double Springs Ranch 413-skb/rb

\$1,475,000.00



Property Highlights

Acreage: 413 acres

Location: 2.5 hrs N of Dallas,
2 hrs. S. of OKC, OK

Closest Town: Atoka, OK

Access: Paved county road

Taxes: \$4,077.35/year

Topography: Beautiful gently
rolling pastures and meadows

Improvements: 2 homes,
shop, barn, corrals, ponds,
fencing

Home Sqft: 4800

Bedrooms: 4

Baths: 2.5

Forage: Improved Bermuda
and Native grasses

Capacity: 85 to 100 pair

Water: 14 Ponds and seasonal
streams

Wildlife: Deer, turkey, dove,
squirrels, and other

Utilities: Rural water,
electricity, septic systems

Development Potential
Property could be subdivided

This 413 acres ranch is about 80% open pastures and hay meadows, with the balance having large mature hardwoods for cover for the livestock and wildlife habitat. The property is fenced and cross-fenced into seven pastures, with at least one pond in each pasture. The grass base is lush and well maintained. A 4800 sq. ft. custom home, with 4 bedrooms & 2.5 baths, sits back in the ranch amid large Oak trees overlooking the pastures. The home was constructed in 1997 with quality and forethought of design. A large gourmet kitchen is the center of the home. A comfortable family room with wood stove insert, large master suite with all the modern amenities, large den/study, formal dining room, large laundry/mud room, upstairs bedroom, craft room and large media room provide the desired options in this large, functional and beautiful home. A 2096 sq. ft. rock guest house, with 4 bedrooms & 2.5 baths, allows for grand entertaining of family, friends or hunting guests. Double Springs Creek and 14 ponds, some stocked, provide water for the livestock. The fencing is in good condition. The steel corrals and working facilities are well above average in size and quality. A large shop and a large barn round out this ranch as having all the amenities needed for a top grade cattle operation as well as a quality rural lifestyle without giving up on the any of the amenities of comfort. Call Sandy Brock Bahe at 918-470-4710 or Toll Free at 844-ALB-LAND

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