



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

Little River 950-skb

\$2,475,000.00



Over 200 acres of the ranch is bottom land and rated by NRCS at 8775 pounds of forage per acre per year for normal year production. The balance of the ranch is rated between 3360 and 7600 pounds of forage per acre per year. The grasses consists of a good mix of Bermuda, clovers and native grasses. Consisting of two tracts of 600 and 350 acres sited 1 mile apart (about 4.5 miles by road) 16 ponds, 300' & 400' wells, Little River and seasonal streams provide abundant water for the livestock and indigenous wildlife that inhabit the ranch. Steel pens with watering trough, steel working facilities featuring Silencer Chute and hydraulic headgate were designed to efficiently handle a large number of cattle. Barns, and sheds are in place for your equipment and hay storage. The property has complete perimeter fencing and 3 strand electrical fencing, and traditional cross-fencing to accommodate rotational grazing. The 600 acres has a modest 3/1 frame home. The 350 acres has a comfortable 1 bed, 1 bath, kitchen & living room living room in the shop. This is a great opportunity to acquire a top-shelf production ranch. Call Robert Bahe at 918-470-4711 or Sandy Brock Bahe at 918-470-4710, or call Toll Free at 844-ALB LAND with questions or to view.

Property Highlights

Price Per Acre: 2605.26

Acreage: 950 Acres

Location: 1 hr SE of OKC, OK & 1.75 hr SW of Tulsa, OK

Closest Town: Seminole, OK

Access: State Highway and county road

Taxes: \$1298.00/year

Topography: Flat to gently rolling pastures, some trees

Improvements: Steel working pens, barns, shops, hay sheds

Home Sqft: 1000

Bedrooms: 3

Baths: 1

Forage: Bermuda, clovers and native grasses

Capacity: 265 Pair

Water: Little River, 16 ponds, 2 wells

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

Utilities: Wells, electricity, septic systems

Development Potential The property could be subdivided

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Sandy Brock Bahe

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