



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

Stigler 480-skb

\$1,134,000.00



This Southeastern Oklahoma Ranch has 23 permanently fenced pastures ranging in size from 1 to 60 acres with 14+ ponds for livestock water. The headquarters is set up for shipping and receiving with a set of feeding pens with sheds, load-outs for trucks or stock trailers, a covered working facility, and digital scales. The relatively new shop provides storage for equipment, feed and medicine, an office, and living quarters. The Northern 280 acres also has a set of steel pens with a working chute and load-outs. Add in abundant Bermuda, Clover and Native grasses, over 40-inches annual rainfall, and proximity to 15 auction barns, and you have a beautiful place custom-made for the stocker operator or the cow-calf man looking to maximize his acreage through rotational grazing. Call Sandy Brock Bahe at 918-470-4710 or Toll Free at 844-WCR-LAND.

Property Highlights

Acreage: 480 acres

Location: 2 hrs SE of OKC, 1
1/2 hrs S of Tulsa

Closest Town: Stigler, OK

Access: County Road

Taxes: \$276.10

Topography: Level to gently
rolling pastures

Improvements: Metal
Building, sheds, fences, gates,
corrals

Forage: Bermuda, Clover,
Native Grass Mix

Capacity: 150 Cow-calf pairs,
or 500 Stockers

Water: 14 ponds, creek, rural
water

Wildlife: Deer, Turkey,
Geese, Ducks, and other
native

Utilities: Rural water and
electric

Development Potential Yes;
county road frontage and
utilities

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Sandy Brock Bahe

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