



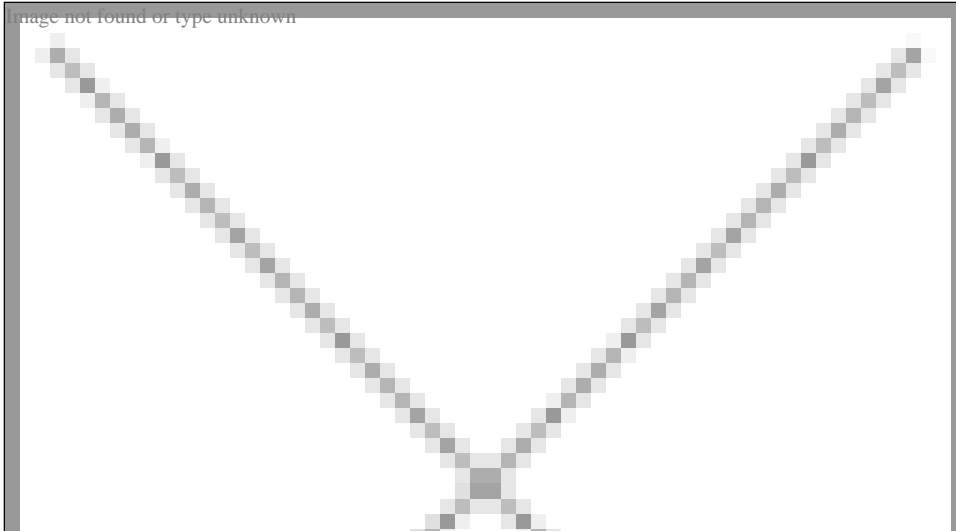
WorldClassRanches.com
Your Brand for Ranch & Trophy Properties

Accredited Land Brokers

1405 S. George Nigh Expwy | McAlester, OK 74501
918-426-6006 or Toll Free 844-ALB-LAND

Rocking G Farm 435 - RB

\$1,250,000



The Rocking G Farm has been developed and groomed for cattle handling with 3 sets of working pens in each section of pastures. Each set of steel pens has a squeeze chute and a feed alley to capture cattle for easy processing. Excellent cross fencing with clean fence rows. Electric fencing allows for 7 paddocks for just the home place pastures all with pond water. Large equipment shop building with Hay storage. The equipment building has concrete flooring and an office with heat and air. The main house is very modern with 3 bedrooms, large closet in the Master Bedroom and an office and a study. The mud room has an outside door entrance. The outdoor pool and hot tub is great for having some fun in the sun! There is a additional 3 bedroom 1.5 bath managers home. The NRCS suggests that the ranch can produce 2,100,000 lbs of forage per year in normal year. Intensive grazing utilizes more lbs. of grass.

Property Highlights

Acreage: 435

Location: 163 miles N. Dallas; 108 miles S. Tulsa

Closest Town: Gerty

Access: County road

Topography: Flat to slightly rolling

Improvements: Home, pool, hot tub, Shop, 3 working pens

Bedrooms: 4

Baths: 2.5

Forage: Bermuda, fescue, native, clover, rye

Capacity: 100 without Intensive grazing 175 with

Water: Ponds in each trap

Wildlife: Deer, turkey, dove, squirrels, rabbits

Utilities: Electricity and rural water

Development Potential Yes, 2 miles of county road frontage

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