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# World Class Ranches Team Brokered by EXP Realty

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

**Rocking G Farm 455 - RB**

**\$1,399,000.00**



The Rocking G Farm has been developed and groomed for cattle handling with 3 sets of working pens one 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 large 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 an additional 3 bedroom 1.5 bath managers home and a rental home on 2 acres. 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:** 455 acres

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

**Closest Town:** Gerty

**Access:** County road

**Topography:** Flat to slightly rolling

**Improvements:** 3 Homes, 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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