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# World Class Ranches Team Brokered by EXP Realty

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

**Boswell Ranch 560-skb**

**\$1,995,000.00**



This 560 acres features six well-maintained pastures, three ponds, seasonal streams, and piped water from a well to pastures, watering tanks and working facilities. This is a true ranch-homestead with a large barn with open work area, machining room, and large storage room; a hay barn and equipment shed, 2300' office building, 3 bed 2 bath guest house, green house, custom chicken coop, and prepared garden spot with watering system. Two sets of steel working facilities make it easy to work your livestock. The pastures have Bermuda, Rye, Clovers, Coastal Bermuda, and native grasses. The exceptional fencing is goat wire on steel T-post topped with barbed wire. The custom one-owner home was constructed in 2007 and is sited in the interior of the ranch and sports many exceptional features, (see Amenities and Upgrades List), starting with the Flagstone porches, beautiful fireplace that reaches the cathedral ceiling, the Hickory cabinetry, hardwood floors in most of the house with ceramic tile in the bathrooms, and laundry room; metal roof, outdoor kitchen, beautiful landscaping and much, much more. The normal stocking rate for the ranch is 120 pair while cutting 450 five foot round bales from the 55 acre hay meadow. The is rural water to the house, and water piped from a well to the metal tanks for livestock. This is such a well thought out ranch ready to go, that also offers amenities seldom found. Call Sandy Brock Bahe at 918-470-4710 or Toll Free at 844-WCR-LAND.

## Property Highlights

**Acreage:** 560 acres

**Location:** 2 hrs N of Dallas, TX 2 hrs S of OKC, OK

**Closest Town:** Boswell, OK

**Access:** County road

**Taxes:** \$2,698.00/year

**Topography:** Flat meadows to gently rolling

**Improvements:** Home, barn, shop, guest house, fencing, ponds

**Home Sqft:** 2899

**Bedrooms:** 3

**Baths:** 2.5

**Forage:** Bermuda, clovers, and native grasses

**Capacity:** 120 pair + 450 5' bales

**Water:** Ponds, piped from well, and seasonal streams

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

**Utilites:** Electricity, propane, well, septic system

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**Sandy Brock Bahe**

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