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World Class Ranches Team Brokered by EXP Realty

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

Stigler Ranch 200-skb

\$472,500.00



This ranch consists of about 75% open pasture with the balance being mature trees. The property was previously set up as a stocker operation with eight ponds, perimeter fencing and multiple cross-fences allowing for rotational grazing. The grasses are Bermunda, clovers, vetch, some Fescue, Korean Lespedeza, and native grasses. The pastures are well-managed and clean. An extensive set of steel working facilities makes it easy to move livestock into and through the working pens. Scales are on site as well as a medicine building. The shop/barn/living quarters is in really nice condition and allows for versatility of function. This is a really nice productive ranch, just minutes from town on a well-maintained county road. There are several beautiful building sites if you wish to build a home. Call Sandy Brock Bahe at (918) 470-4710 or Toll free at (844) WCR-LAND with questions or to view.

Property Highlights

Price Per Acre: 2,362.50

Acreage: 200 Acres

Location: 1.5 hrs S of Tulsa, OK

Closest Town: Stigler, OK

Access: County road

Taxes: \$110.00/year

Topography: Flat to gently rolling

Improvements: Steel working facility, ponds, fencing, shop

Forage: Bermunda, clovers, and native grasses

Capacity: 50 pair

Water: Eight Ponds

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

Utilities: Rural water, Electric, septic system

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