



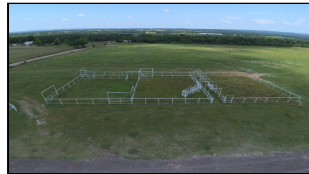
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320 E. Carl Albert Parkway, B1 | McAlester, OK 74501

Stigler Ranch 280-skb

\$661,500.00



This amazing ranch features about 85% open pasture, a really nice set of steel working facilities with load outs and chute, eight ponds, excellent fencing and cross-fencing. Was previously part of a stocker operation, but is currently a momma cow operation. The stocking rate is around 70 to 80 pair. Grasses are well established Bermuda, Clovers, some Fescue, Korean Lespedeza, Vetch, and native varieties. There are several beautiful building sites on the ranch. Access is via a well-maintained county road. An additional 200 acres is also for sale (See the Stigler 480 for the combined package.) Call Sandy Brock Bahe at (918) 470-4710 or Toll Free at (8444) WCR-LAND with questions or to view.

Property Highlights

Price Per Acre: 2362.50

Acreeage: 280 acres

Location: 1.5 hrs S of Tulsa, OK

Closest Town: Stigler, OK

Access: County road

Taxes: \$190.00/year

Topography: Flat to gently rolling

Improvements: Fencing, ponds, steel working facility

Forage: Bermunda, clovers, and native grasses

Water: Seven Ponds

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

Utilites: Electricity

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