



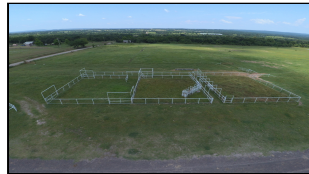
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# Accredited Land Brokers Team Brokered by EXP Realty

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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