



WorldClassRanches.com
Your Brand for Ranch & Trophy Properties

Accredited Land Brokers Team Brokered by EXP Realty

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

Tahlequah Ranch 1408 - SKB

\$4,153,600.00



1408 acres of all you could want in a ranch! You will enjoy being out on this beautiful and productive ranch that has about 1170 acres open pasture. The balance has beautiful mature hardwoods allowing for hunting and wildlife habitat. With excellent fencing, 22 pastures, 29 ponds, gently rolling pastures with foothills in the background, and all the infrastructure you will need, all you have to do is bring the cattle. The ranch sports a manager's house consisting of a newer 2 bed 1 bath home with CH/A; a massive shop with equipment sheds, two large barns, and steel pens capable of holding all your livestock and probably the neighbors as well. The working chute is covered within one of the barns. The grasses are Bermuda Grass, Fescue, Clovers, and native. The owners have left large shade trees scattered throughout the pastures for shade and cover. The north end of the ranch borders a state highway, but access to the headquarters is via a county road allowing more privacy. The owners have stocked between 475 and 560 pair. At the 475 pair rate they also cut hay off the ranch. Priced at \$8,744 a pair, this is an exceptional value. Call Sandy Brock Bahe to view or with questions at 918-470-4710 or Toll Free at 844-WCR-LAND.

Property Highlights

Acreage: 1408 acres

Location: 1.75 hrs. SE of Tulsa, OK

Closest Town: Tahlequah, OK

Access: State Highway and county road

Taxes: \$2,929.24/year

Topography: Scenic rolling pasture land, some trees

Improvements: House, barns, shop, steel working pens

Bedrooms: 2

Baths: 1

Forage: Bermuda Grass and native grasses

Capacity: 550 pair stocking rate

Water: 29 ponds, & seasonal streams

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

Utilites: Electricity, propane, well, septic system

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