



WorldClassRanches.com  
Your Brand for Ranch & Trophy Properties

## World Class Ranches Team Brokered by EXP Realty

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

**Shiloh Ranch 1440-SKB**

**\$4,200,000.00**



1440 acre ranch containing prime nutrient rich grasses, Bermuda, Clovers, Wild Oats, Perennial Rye, and native. Stocking rate of 300 heavy bred fall cows, and hay yields between 1000 & 1200 large round bales. 12 pastures, two miles of spring fed streams, 11 ponds. Nice custom home with granite counter tops and gorgeous wood flooring, knotty pine wood ceilings, overlooking a 3.5 acre lake, lots of pipe fencing, three sets of steel working pens, load outs for pots and trailers, barns, shops, sheds, grass airstrip, 3 overhead feed bins, everything you need. This ranch also has an abundance of deer and other hunting opportunities. Hunting leases could generate a sizable income. The garage shop next to the house also has a 36' X 36' living quarters in it. All of the improvements are in exceptional condition! Call Sandy Brock Bahe at 918-470-4710 or Toll Free at 844-WCR-LAND

### Property Highlights

**Price Per Acre:** 2,916.00

**Acreage:** 1440 Acres

**Location:** 45mins West of Fort Smith, AR

**Closest Town:** Vian, OK

**Access:** County road

**Taxes:** \$3,757.20

**Topography:** Flat to gently rolling

**Improvements:** Home, shop, barn, grass airstrip

**Home Sqft:** 1709

**Bedrooms:** 3

**Baths:** 2

**Forage:** Bermuda, clovers, vetch, some native grasses

**Capacity:** 300 cows/and cut 1000 bales of hay

**Water:** Ponds, live creeks, seasonal streams

**Wildlife:** Whitetail deer, turkey, squirrels, dove, etc.

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

**Development Potential**  
Property could be divided with road access.

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