



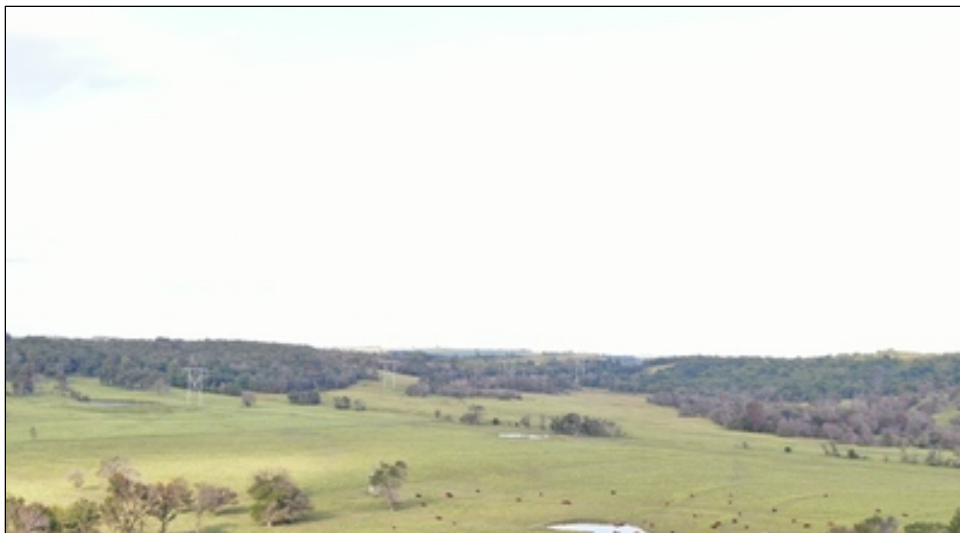
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## World Class Ranches Team Brokered by EXP Realty

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

**Triple Hills Ranch 394-SKB**

**\$925,900.00**



Priced at \$6173.00 an AUM, this is one amazing, cost effective, beautiful, productive ranch! The ranch is divided into 17 pastures with permanent and hot wire fencing. The central controls for the hot wire is at the headquarters so controlling them is just a matter of flipping a switch. This allows for maximum efficient utilization of the forage and water supply. The stocking rate is 150 pair 12 months out of the year! The forage consists of a really good mix of Bermuda Grass, Korean Lespedeza, some Fescue and native grasses. The owners have sprayed the pastures annually. A covered working chute with electric and water allows for all weather livestock handling. From the working area cattle can be sorted into 6 different paddocks. The pastures all have stock ponds available for water, some of the pastures share a pond. The ponds are also stocked with fish. The home is a 3 bed 2 bath split level that has been nicely updated with granite counter tops, tile and wood flooring, CH/A with a wood stove backup. The master suite features a 3/4 bath. The home also features a den, office and large attached storm shelter. The back patio provides a nice outdoor living area for cook outs or just relaxing. This ranch is also picturesque, with the terrain varying from flat pastures over much of the ranch, and then the elevated Triple Hills in the south central area. From these hills you can see for many miles, including gorgeous views of Eufaula Lake.

### Property Highlights

**Price Per Acre:** 2,350.00

**Acreage:** 394 acres

**Location:** 1 hour S of Tulsa, Oklahoma

**Closest Town:** Checotah, Oklahoma

**Access:** Paved county road

**Taxes:** \$1539.17/year

**Topography:** Flat to rolling pasture

**Improvements:** Home, barn, corrals, shop, fencing, 16 ponds

**Home Sqft:** 2136

**Bedrooms:** 3

**Baths:** 2

**Forage:** Bermuda, Fescue, Korean Lespedeza, & other

**Capacity:** 130 to 150 pair

**Water:** 17 ponds

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

**Utilities:** Rural water, electric, septic system

**Development Potential** The property could be subdivided

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