



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

Sandy Springs Ranch 2016 Acres--SKB

\$5,302,000.00



This ranch has a current stocking rate is 550 pair, and 400 stockers. The ranch also features two homes, a guest house, an apartment in one of the shops, and bunking area for hunters or a hired hand. The pastures are all subdivided with cross fencing, and with 26 ponds and three seasonal streams and eight frostless watering tanks your livestock will never want for water. Barns, shops, sheds and working facilities are well placed for easy access and functionality. The corrals contain miles of steel pipe fencing and will accommodate all the livestock the ranch will support. Part of this ranch was previously a registered cattle operation and features a livestock sale arena, barn with wash stall, and all you need to host your own sales. Sprigged Bermuda Grass, and Native grasses provide a long grazing season. The ranch is priced for the real estate only, which does not include any of the furniture, fixtures, equipment or livestock. Call Sandy Brock Bahe to view this exceptional ranch at 918-470-4710 (Cell), or Toll Free at 844-WCR-LAND.

Property Highlights

Price Per Acre: 2626.00

Acreage: 2016 acres, more or less

Location: 1.5 hrs. S. of Tulsa, OK

Closest Town: Eufaula

Access: County Road

Taxes: \$4380.00/year

Topography: Almost flat, gently rolling, some hills.

Improvements: Homes, barns, shops, steel working pens, ponds

Home Sqft: 2561

Bedrooms: 5

Baths: 3

Forage: Sprigged Bermuda, clovers, natives, etc.

Capacity: 550 pair and cut hay, + 400 stockers

Water: 26 Ponds and seasonal streams

Wildlife: Whitetail deer, turkey, squirrels, dove, quail

Utilites: Free natural gas, electric, spetic, 3 wells, propane

The information above is from sources deemed reliable, but no warranty or representation is as to its accuracy by the Seller and WCR Land Brokers Marketing Network, LLC (WCR LBMN) and affiliated Brokers. Seller and WCR LBMN expressly disclaim any liability for errors, omissions or changes regarding any information provided for this property. Grass production and carrying capacity vary according to management practices. Water availability will vary by climatic conditions. Surface and Ground water usage may need State Permits. All maps are for illustration only. All offerings, pricing, and information are subject to change at anytime. Copyright 2005-2021 All Rights Reserved

Sandy Brock Bahe
Accredited Land Brokers Team Brokered
by EXP Realty
918-470-4710