



WorldClassRanches.com  
Your Brand for Ranch & Trophy Properties

# Accredited Land Brokers

320 E. Carl Albert Parkway, B1 | McAlester, OK 74501  
918-426-6006 or Toll Free 844-ALB-LAND

**Sandy Springs Ranch 2389 Acres--SKB**

**\$5,948,610.00**



This ranch has a current stocking rate of 650 pair on the deeded land. An additional 500+ acres of lease land is carrying about 150 pair. And another 854 acres are available with a one-year lease purchase. Put together this ranch could carry between 850 to 1000 pair. The ranch also features two contemporary homes, a guest house, and a bunk house. The pastures are all subdivided with cross fencing, and with 30 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. 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. 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:** 2490.00

**Acreage:** 2389 acres

**Closest Town:** Eufaula

**Access:** County Road

**Taxes:** \$4580.16/year

**Topography:** Almost flat to gently rolling terrain

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

**Home Sqft:** 2581

**Bedrooms:** 5

**Baths:** 3

**Forage:** Sprigged Bermuda, clovers, etc.

**Capacity:** 650 pair and cut hay

**Water:** Ponds and seasonal streams

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

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

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