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Accredited Land Brokers Team Brokered by EXP Realty

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

GLOVER RIVER RANCH 234-SKB

\$795,000.00



Glover River Ranch 236 Acres Description These 236 acres are about 95 percent open pasture, and cross-fenced into 14 pastures for rotational grazing. The current stocking rate is 123 pair. The pastures are fenced off from the river so you do not have water gaps to deal with. Two berms have been constructed to divert water away from the ranch. The fencing is made up of Bois d'Arc post and barbed wire. The forage of strong native grasses with a heavy stand of clover are an exceptional combination. This alleviates the need for fertilization as the clover puts nitrogen back into the soils for the native grasses to utilize. The sprinkling of mature trees adds aesthetics, and shade for the livestock without inhibiting grass production. All the infrastructure is in place; shop, barns, sheds, working facility, catch pens, as well as a very cute one bedroom, one bath cabin located on the banks of the river amid beautiful, large trees. Two wells supply water to the headquarters and the cabin. Rural water is available. There is a possibility of having rental cabins on the river. For additional information or to view call Sandy Brock Bahe at 918-470-4710 or toll free at 844-WCR-LAND.

Property Highlights

Price Per Acre: 3205.00

Acres: 234 Acres

Location: 3 hrs N of Dallas, TX;

Closest Town: Broken Bow, OK

Access: County road

Taxes: \$345.64

Topography: Flat to very gently rolling

Improvements: Cabin, barns, shop, working pens, ponds, etc.

Bedrooms: 1

Baths: 1

Forage: Primarily native grasses and lots of clover

Capacity: 123 pair

Water: Ponds, and 2 wells, rural water available

Wildlife: Whitetail Deer, Turkey, Dove, Squirrels, etc.

Utilites: Electricity, septic system, wells

Development Potential River front cabins may be an option

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