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World Class Ranches Team Brokered by EXP Realty

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

Garvin 1550 Ranch-SKB

\$3,710,750.00



This exceptionally productive combination ranch has a stocking rate of 400 plus pair. It has county road access at two points and an additional easement if you wanted to subdivide the property and have three different access points. The ranch sits in two locations with 1285 acres at the primary location and 265 acres at the second location, approximately four miles from the main body of the ranch. These two tracts can be purchased separately. The 1285 acres sports a large set of steel working pens, with barns, sorting pens, and traps. There is electricity and water at the headquarters. With at least 15 pastures, you have the option to rotate the livestock. Fencing is in good to very good condition. The pastures have access to water either by ponds or streams. The forage is primarily Bermuda Grass, Fescue, Lespedeza, Bahia, and native grasses. Large hardwoods provide shade for the cattle and cover for wildlife. The property has some frontage on Little River. There may be some harvestable timber. A timber cruise could determine the amount of timber viable for harvest. The 265 acres is sectioned into five pastures and has five nice ponds, and is about 95% open pasture. It also has electricity, a well, barn, small set of existing pens and the seller has a larger set of working pens about 60 to 70% completed. At a stocking rate of 400 pair this ranch is priced at \$9,277 per pair, well under most ranches in the area. Call Sandy Brock Bahe with any

Property Highlights

Price Per Acre: 2,394.00

Acreage: 1550 Acres

Location: 2.5 hrs N of Dallas, TX 3.5 hrs. S of OKC, OK

Closest Town: Garvin, OK

Access: County Road Access

Taxes: \$1,743.55/year

Topography: Flat to very gently rolling

Improvements: Cabin, wells, ponds, working pens, barns, shop

Forage: Bermuda Grass, Korean Lespedeza, Native

Capacity: 400 and cut some hay

Water: Wells, ponds, Little River

Wildlife: Whitetail Deer, squirrels, dove, and others

Utilities: Electric, septic

Development Potential
Multiple access points, could be subdivided

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