



**MLS# :** 35093-00575

**Price :** \$1,000,000

**Type :** Ranches

**Size :** 394 Acres

**Beds:** 4

**Baths :** 2.00

**Year Built :** 1957

**Address :** 408317 E 1030 Rd , Henryetta , Oklahoma , 74437

## FEATURES

- ✓ okla cattle ranch for sale
- ✓ country home for sale
- ✓ horse and cattle ranch
- ✓ equestrian
- ✓ 17 ponds
- ✓ hunting
- ✓ Lake Eufaula area
- ✓ Fully Operational Cattle Ranch

## ABOUT THE PROPERTY

Ranch for sale in Oklahoma. Cattle farm in Ok is fully operational. This 394 acre +- ranch is the Commercial or Registered Cattleman's Dream. located less than an hour south of Tulsa, 1 hour 15 mins from Oklahoma City and only 1 hour from Fort Smith Ar. The ranch has easy access located only 15 mins off of I40 with pavement all the way to the ranch driveway. Majority of the ranch is improved pasture which is fenced and cross fenced into approx. 15 pastures. All fences are in great shape and some fences are only 1-2 years old. Each pasture has its own pond – some have two. There are over 17 ponds and all are stocked! The ranch has been set up for ease of operation. There are two sets of working pens on the ranch. This ranch can manage 150 cow/calf units. The main pens are at the ranch Headquarters located on the central west side of ranch. The ranch Headquarters has a 2328 sq. ft. home built in 1957. The home is 4 beds/ 2 full baths and has been updated. The headquarters also has a large shop with full cement floor and 220W hook up, large implement shed and large barn with tack room. There is also a chicken coop, and dog kennels. If you want diversity this ranch has it. There are several wet weather creeks which diverse the property. The Northeast part of the ranch has some timber and a large creek providing an ample wildlife habitat. Deer, turkey, dove etc., are in abundance here. The hill top views are amazing and you can even see Lake Eufaula to the south. To top it all off this ranch is only approx. 2 miles to a boat ramp for Lake Eufaula and Graves Creek Wildlife habitat. \*a percentage of mineral are owned by the current owners and will transfer with full asking price. Fully operational cattle ranch for sale in Oklahoma

## CONTACT US

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