

\$3,865,000

CLEAR BOGGY RANCH

RIVERFRONT RANCH PROPERTY FOR SALE

13340 West Dollar Road | Wapanucka Oklahoma

UNITED COUNTRY
ALTATERRA REALTY & AUCTION
1875 NE 17TH ST, Suite 120
Paris, Texas 75460
903.438.2585



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PROPERTY SUMMARY



OFFERING SUMMARY

Sale Price:	\$3,865,000
Lot Size:	978 ± Acres
Zoning:	Agricultural

PROPERTY OVERVIEW

This 978 acre improved cattle ranch includes well established fencing and great pastureland. It currently produces premium grasses for bailing, consisting of Bermuda and Bahia. Cross fenced into several pastures created for rotational grazing and easy handling of livestock. This ranch is very productive and currently operates with 225 head of cows, retaining the calves post weaning, and producing all the hay needed for the livestock.

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DESCRIPTION



Clear Boggy Ranch has a nice set of corrals, with a covered hydraulic chute, to make working your livestock effortless in weather conditions. The ranch has a lane system that feed from the far Eastern pasture to the corrals, with the other pastures accessing the lane for easy handling of cattle. The productivity of this ranch will give you a fast return on your investment. The updated ranch home site atop a hill overlooking the weaning pasture. Including 2 bedrooms and 2 bathrooms, with front and back porches perfectly placed to overlook your herd. The ranch offers numerous sources of water for livestock, including several ponds and the Muddy Boggy bordering the Eastern side of the ranch. Wildlife is in abundance at the ranch, making it the perfect combination of cattle ranching and hunting. Including large Whitetail deer and Eastern turkey. In the warmer seasons, you can relax and catch fish all day at the muddy boggy. A large shop with equipment storage gives easy access for tuning up your tractors. The feed storage includes a set of overhead bins that allows you to store up to 3 different rations, plus a large barn on the West side for hay storage.

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IMPROVEMENTS

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LAND PHOTOS

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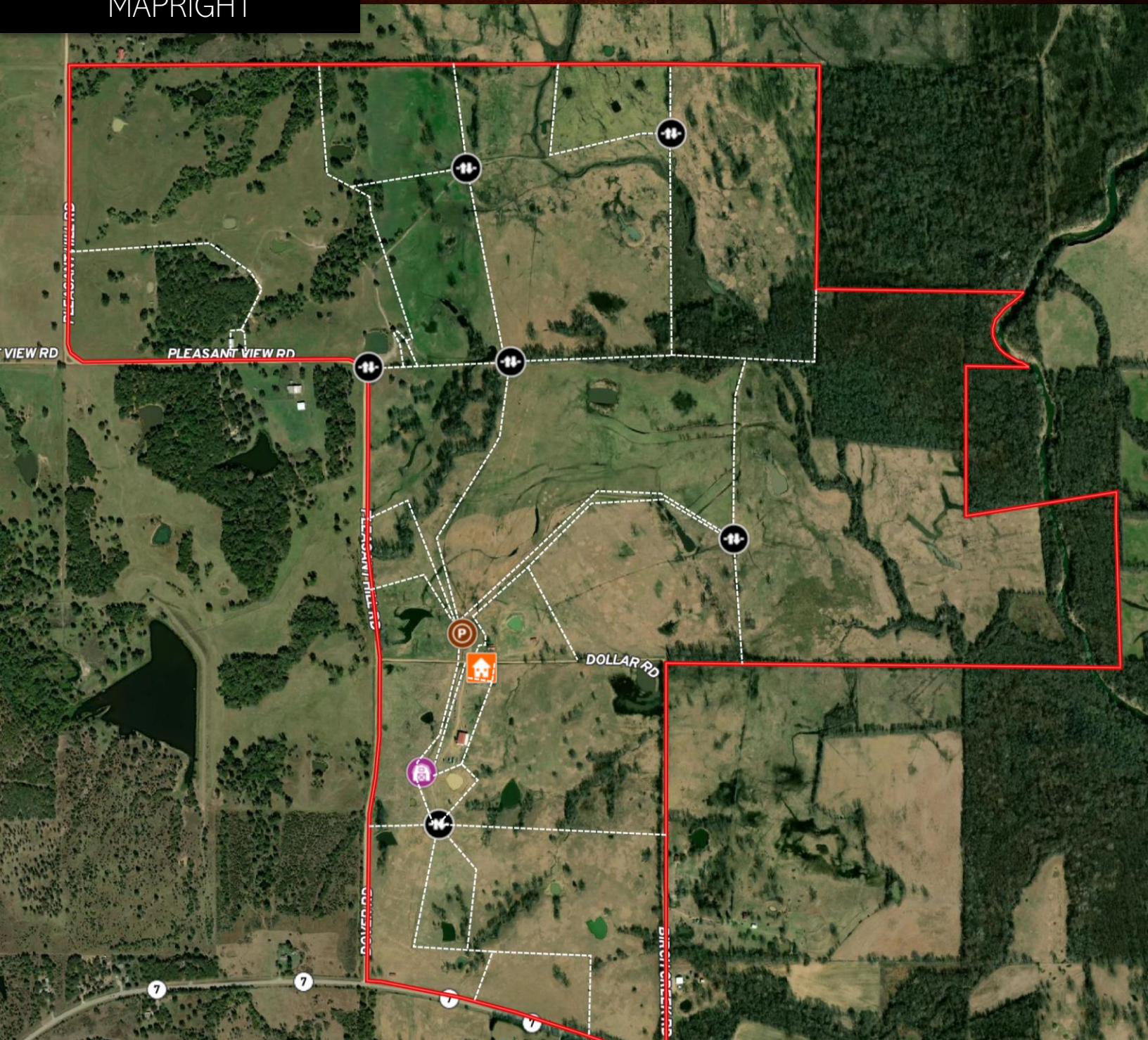


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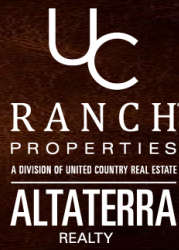


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APPENDIX

Altaterra Realty & Auction

Robbie Chandler
Oklahoma Sales Agent

Cell: (580) 775-1817
Email: rchandler@altaterrarealty.com

**AltaTerra Realty
and Auction LLC**

Clear Boggy Ranch

OFFERED AT:
\$3,865,000

Location:
13340 W Dollar Road
Wapanucka, OK 73461

Robbie Chandler | Agent
580-775-1817 | OK: 178442

CALL TODAY!

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