



ALTATERRA
REALTY

\$6,500,000

WATTENBARGER RANCH

PREMIER CATTLE LAND PROPERTY FOR SALE

25752 S 4440 Road | Vinita 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:	\$6,500,000
Lot Size:	1,565 ± Acres
Zoning:	Agricultural Residential

PROPERTY OVERVIEW

Craig County Oklahoma is home to some of the most productive grass in the state. The Wattenbarger 1,565 blends the perfect mix of improved and native grasses to capitalize on various key grazing plans and management strategies. This Ranch is perfect for a cow/calf producer, stocker operator or used as a ranch to raise replacement cattle. Pasture grasses on this ranch primarily include big and little bluestem, Indian grass, Bermuda, and fescue. Native grass in this part of the state responds very well to late winter/early spring burning. As cattle producers one of the most difficult tasks in this industry is getting out of winter and on summer grass, using a prescribed burn plan and with 44" of annual rainfall this ranch really allows a producer to make that transition much more efficiently.

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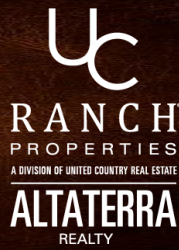


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DESCRIPTION



With such an even mix of improved and native grass capitalizing on stockpiled forage allows a producer to graze more native grass late fall/early winter, significantly reducing the cost of feeding hay. The majority of the acreage on the ranch is contiguous with the ranch headquarters. The only portion of the ranch not visible from the home is the 320AC that sits adjacent to the largest portion of contiguous acreage. All pastures on the ranch have their own set of pipe corrals, the corrals located at the headquarters allows for an efficient, low stress gathering process. There are several automatic waterers located in the corrals around the headquarters, these waterers are currently filled by rural water but are also plumbed to be ran on the well for the home. The fences on this ranch are in good to fair condition.

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AERIAL PHOTOS

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HOME PHOTOS

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HOME PHOTOS



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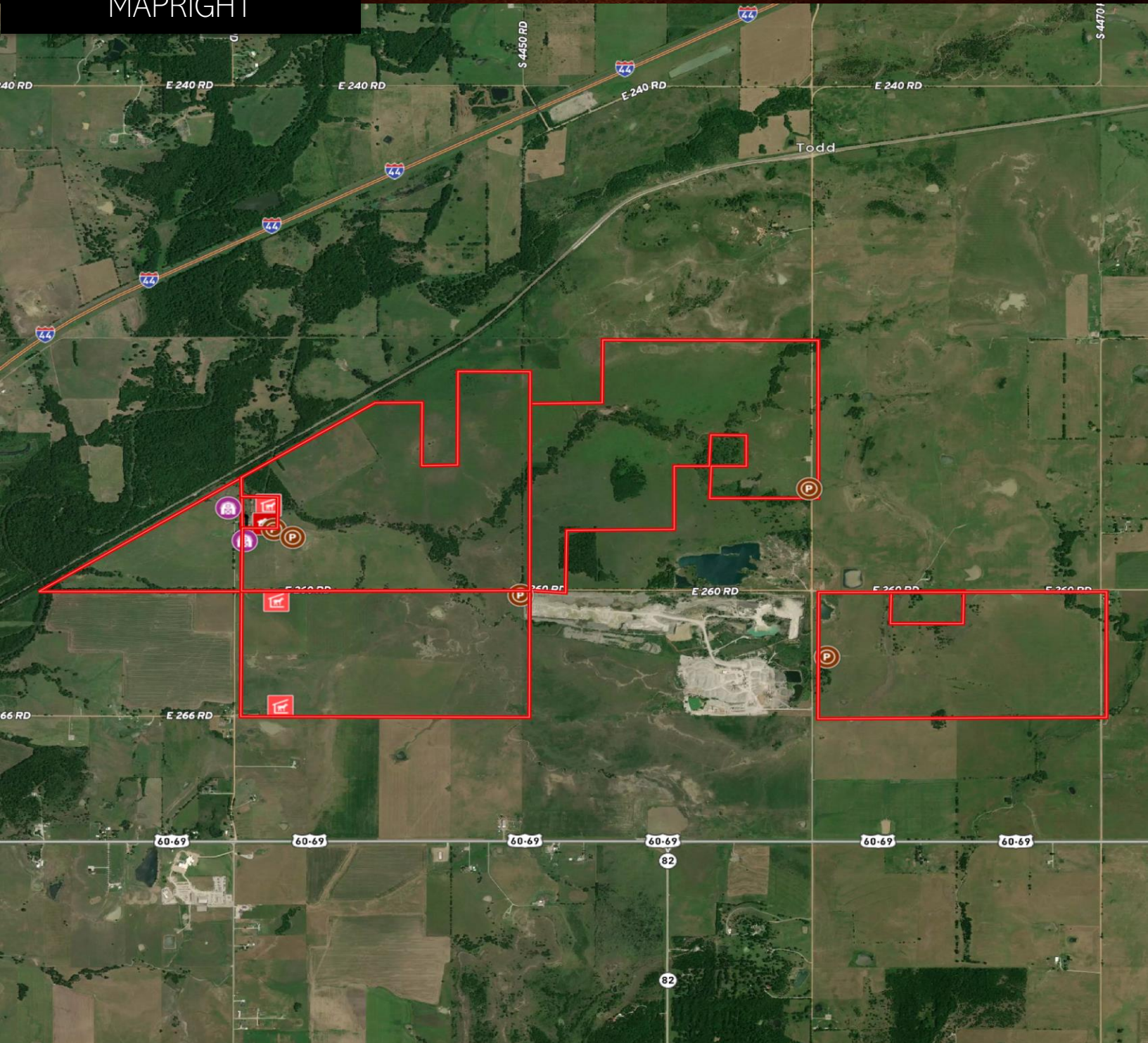
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APPENDIX

AltaTerra Realty & Auction

Steele Schwonke

Oklahoma Sales Agent

Cell:

(918) 424-6065

Email:

steele@altaterrarealty.com



Steele Schwonke joined the AltaTerra team in 2020, his extensive knowledge and resources in the professional and recreational hunting industry is nearly unparalleled. Steele is an avid bowhunter that is not only an expert in growing and holding mature whitetail deer but the properties that produce them as well. While growing mature white-tail deer is one of his many passions, Steele also raises some of the most attractive Brahman influence cattle in Southeastern Oklahoma. If you don't find him in the woods or in the pasture, you'll likely find him researching and studying the new and innovative strategies in the cattle industry. It is this devotion that allows Steele to make his living being a producer in the cattle business. Steele recognizes that the hunting and cattle industry is ever changing with new and creative ideas being brought to light every day. Whether that's new minerals and proteins to put the inches on deer or the strategies to cut costs and increase profit margins in raising or backgrounding cattle. It could be argued that there are few that are as ambitious and driven as Steele to create a lifestyle that is not only desirable but that is also profitable. This mentality is what gives him an edge as an agent to provide this same dream to a buyer, seller or investor in these industries. It is one thing to sell land but it's another to show what a property can produce. Steele is not just an agent but a Land Specialist.

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