

AltaTerra Premier Properties

For Sale

CATTLE & RECREATIONAL RANCH
11,390± ACRES



RANCH
PROPERTIES
A DIVISION OF UNITED COUNTRY REAL ESTATE

AltaTerra
REALTY AND AUCTION LLC

McINTOSH COUNTY, OK



Property Location: HWY 9, Eufaula, OK 74432 | Listing Price: \$23,887,500

AltaTerraPremier.com | Premier@altaterrapremier.com



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Serving Texas, Oklahoma, and Arkansas

J.W. Ross, Broker, RealTree Land Pro Expert

903-491-1719

TX Lic #496806 • OK Lic #170176





McINTOSH COUNTY, OK

This 11,390± acre historic ranch is for sale for the second time in 80 years. Historically utilized as a successful cow/calf and equine operation - this premier property offers an abundance of amenities and improvements.



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11,390± Acres

CATTLE & RECREATIONAL RANCH



HISTORY:

The groundwork for the property started after Dr. Jonas Fisher stated his claim on land during the original Oklahoma Land Run of 1889. Over the next generation, the family's land and commercial cattle operation expanded. It's currently owned by philanthropic businessman, Mr. Lloyd Gillespie.



Land & Recreation:

- About 50% native grass, 40% Bermuda grass & 10% is brush-covered, water, timber, & other terrains
- Excellent opportunity to harvest Whitetail Deer
- Property provides ideal habitat for deer, turkey, & upland game
- The many water sources offer excellent prospects for waterfowl & fishing adventures
- Hiking, horseback riding, swimming, boating, & other activities are a natural fit for the area

Ranch Improvements:

- Perfect set up to grow a commercial or premier cattle operation
- Multiple homes, shops, sheds, working pens, & other improvements exist

Soils:

- Class II & Class III soils
- Some silty loam

Surface Water:

- Estimated to have over 100 ponds & lakes ranging from 1/2 an acre to 16 acres
- Multiple creeks run through the ranch, including Flat Rock Creek, Wallace Creek, & Coon Creek

Other Income:

- It produces income from a quarry operation that harvests natural stone for architectural construction projects throughout the country.

Location:

- 3± hours from Dallas
- 2± hours from Oklahoma City
- 90± minutes from Tulsa
- Minutes from Eufaula & Lake Eufaula
- 7± miles of highway frontage

Subdivide:

- The owner will be offering the property entirely or will be willing to subdivide into multiple tracts.



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MINERALS: All owned to be conveyed.

TERMS: Cash, Conventional & Owner Financing Available.
Franchise office is independently owned and operated.



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