

## Premier Cattle Ranch In Valliant Oklahoma

13811 State HWY 98, Valliant OK 74764



Cattle ranch for sale near Valliant Oklahoma in McCurtain County and conveniently located just one mile from US 70 along State Hwy 98. This property consists of three separate properties rolled into one unique ranch. Consisting of native grasses for pasture and abundance of water, this 320 +/- ranch lends itself to be a highly productive cow/calf operation with fencing and cross-fencing to allow a managed rotation program to maximize your ranch. Two separate living quarters and several outbuildings highlight the off-grid and sustainability this ranch offers.





The main home is a uniquely custom-built barn-dominium consisting of 4,000 square foot of living accentuating a rustic and off-grid lifestyle. Knotty pine walls throughout and tin ceilings showcase the craftsmanship the owner took in building the home. Combined living, dining and kitchen areas with brand newer flooring. The kitchen offers custom cabinets, tile countertops, stainless steel appliances and a breakfast bar. An oversized laundry room and separate pantry have ample space for storage needs. Two large bedrooms and a full bathroom on the lower level separate from the Master Suite. Master bath is complete with large jetted tub, separate shower, and dual sink vanity. His and hers closets totaling 600 square feet. Additional media room/game room and large, loft style office area currently used as a nursery both provide



additional living spaces with flexibility of use to suit your family's needs.

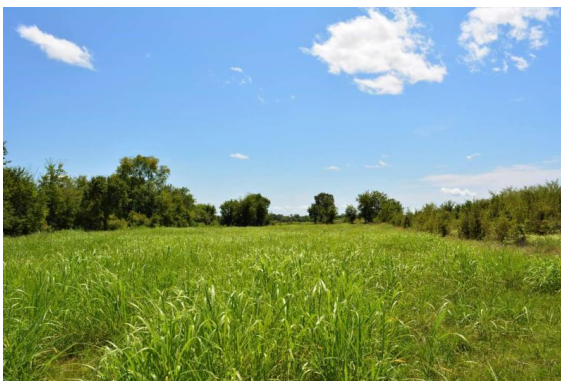
A back-up power system, water purification system, fire and alarm systems, and Honeysuckle dehumidification systems for each level are just the top of the list of amenities this home has to offer.



The attached 1,200 square foot garage and 1,750 square foot shop with overhead storage offer plenty of space for stowing items and/or for large project needs. Beneath the shop lies a custom-built shelter buried approximately 14' below the surface. The second home is a custom-built approx. 2,000 sq. ft. home that offers all the amenities and upgrades needed for managers quarters or family use. This property offers a 2,600+/- ft airstrip for private use. The property is primarily used for its



hay production, yielding approximately five round bales per acre of mixed Bermuda and Johnson grasses. A 6,000 square foot open barn is capable used for additional ranch and farm equipment and recreational vehicles. An abundance of live water on the ranch with livestock ponds strategically located in all pastures and a live creek running through the property. Wildlife is all over the property with whitetail deer, hogs, turkey, ducks and other game consistently visiting. Seller will entertain selling southern 160 pasture separately for \$600,000.00 and/or secondary home and 18 acres for \$250,000.00. Please contact J.W. Ross for private showing and additional information.



**J.W. Ross, Broker**

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**Price:** \$1,295,000  
**Lot size:** 320+/- Acres  
**Bedrooms:** 6  
**Bathrooms:** 4  
**Square feet:** 4000

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## Cattle Ranch For Sale In Valliant Oklahoma

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