

Commercial Oklahoma Cattle Ranch



Double Deuce Ranch

570

Acres more or less of highly productive grassland and additional partial wooded areas for premier hunting.

Historically utilized for cattle, the land lends itself to a wide variety of native grasses, to include Bermuda, Common, Dallas, Fescue, Rye and other local varieties allowing for high hay production. The current owner has utilized the grasses, along with a good rotational management system, to allow a high ratio of AMU with the ranch historically operating approx. 250 cow/calf pairs. Fenced and cross-fenced, the pastures are set up for multiple rotation, with good interior fencing and gates. Hunting and recreational opportunities are available in this region of this Oklahoma. Large Whitetail deer, hogs, turkey and some bobcat are just a few of the local game located on this premier property.



Offered at: \$2,200,000



**AltaTerra Realty
and Auction LLC**



Property Features:

- 3500 SQFT Main Home
- Multiple Barns/ Grain Bins
- Small Manager's Quarters
- Large Lake / Small Ponds
- Working Pens and Lanes



Land Pro Broker

JW Ross | 903.491.1719

AltaTerraRealty.com

Jw.ross@altaterrarealty.com