



UC RANCHTM

PROPERTIES



320+/- Acre Premier Southeast Oklahoma Cattle Ranch

Sales Agent & Auctioneer | Robbie Chandler
580-775-1817 | rhandler@altaterrarealty.com



AltaTerra Realty
and Auction LLC





Property Location

This beautiful gated entry ranch offers everything you could ever want. It consists of 320 acres located just minutes from Bennington Oklahoma in Southeast Oklahoma. This ranch is currently a registered brangus ranch that is very easily managed because of the design. It has paved roads to the ranch also.

Executive Home



The main house is a beautiful 2 story country home that has 3 bedrooms and 2.5 bath. It has vaulted ceilings downstairs with a fireplace that overlooks the ranch. This house has a beautiful kitchen that you can cook for the entire family in and a dining room to accommodate. Upstairs is the master bedroom and a large bathroom with a jetted tub.



The guest house matches the main house and is also a 2 story. It is a 2 bedroom 1 bath home that your guests or family will love to stay in and enjoy their time on the ranch. the guest house has just been remodeled with new carpet, paint and everything so your guests will be happy staying in southeast Oklahoma to visit or hunt or fish on the ranch.



There is a very nice 4 bedroom 2 bath manufacture home on the property to accommodate family or an employee. This home has an open floor with the living room ding and kitchen all being open. It also has a large master bedroom and master bath with a whirlpool tub.

Executive Home Continued



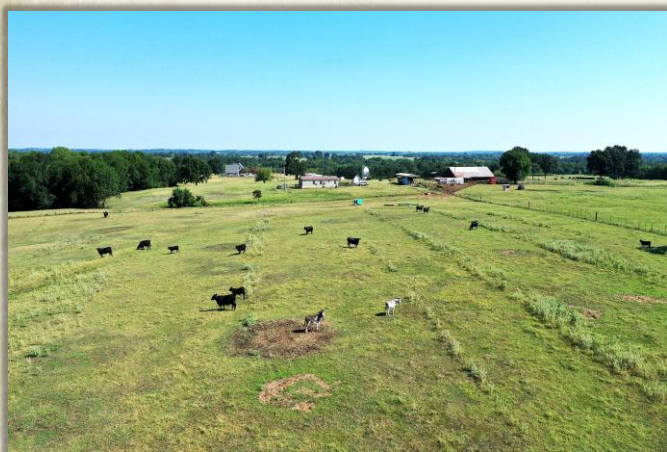
Land



The ranch consists of 320 acres that is cross fenced and perfect for a rotational grazing operation. It consists of 8 pastures that all feed to a nice set of corrals with a chute and scales. This ranch has a large barn that will accommodate all your needs .



It also has a very nice 30 x 40 metal shop to do all your maintenance on the ranch or your equipment. The ranch has a very good supply of water with 5 ponds on the property and a very good well and rural water is accessible also.

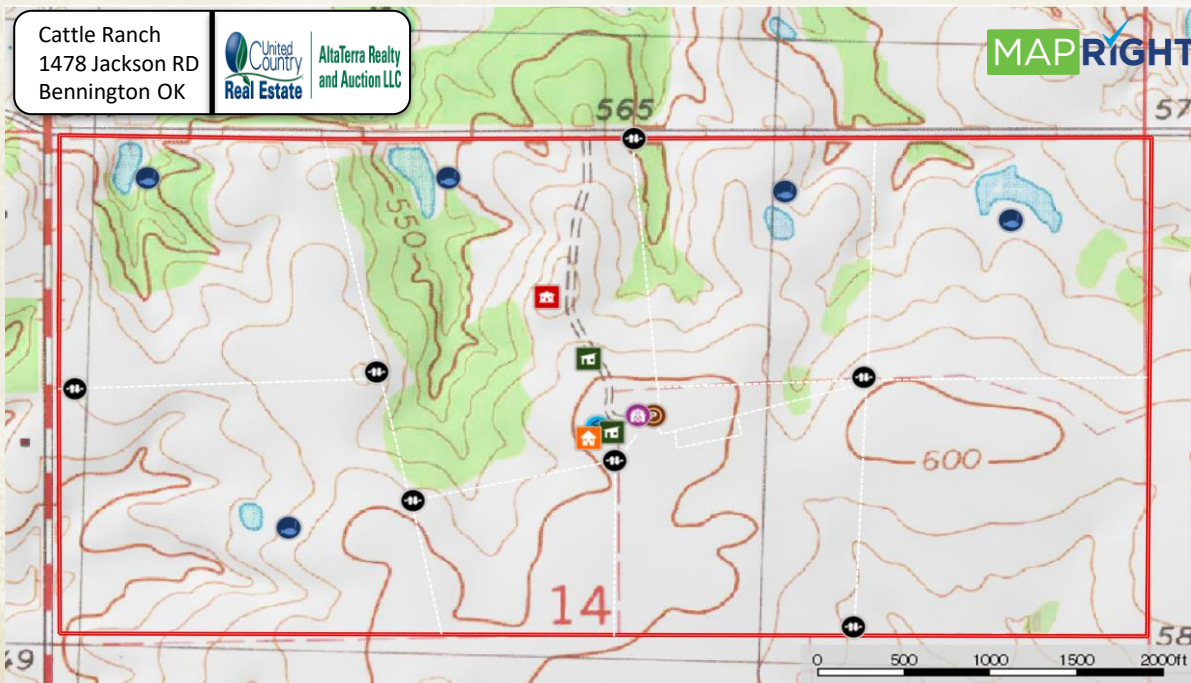
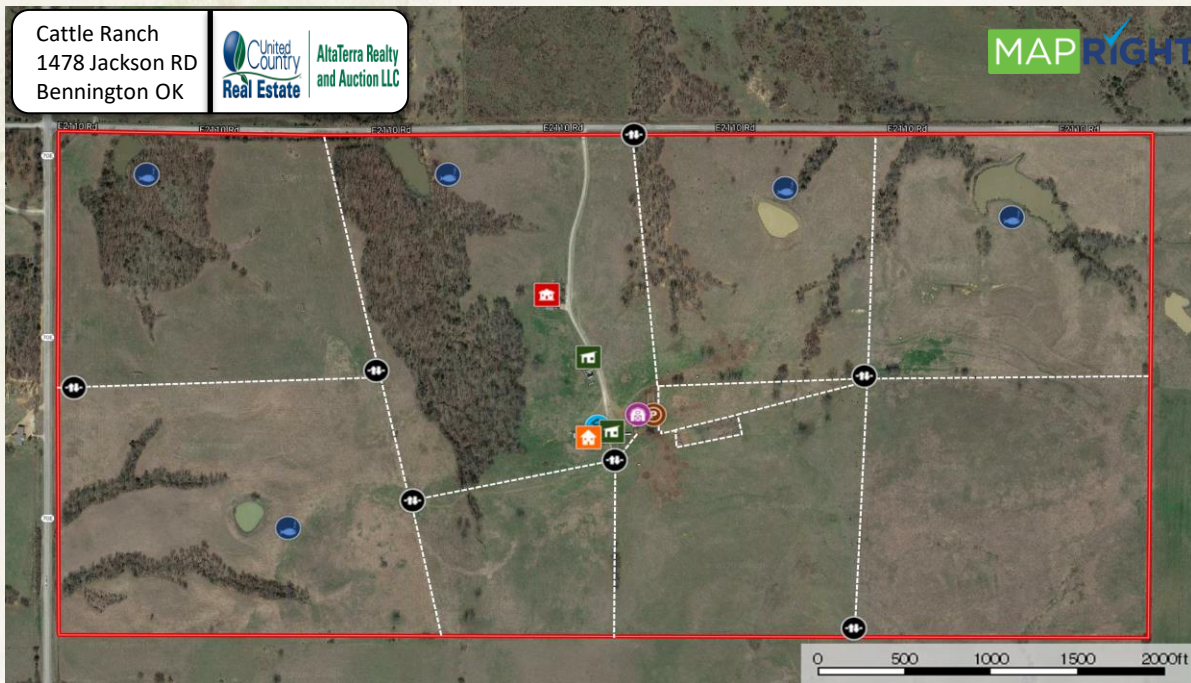


The ranch comes with a new overhead grain bin with 30000 lb scales under it. This ranch can also be bought turn key with cattle and equipment if you so choose. This ranch has consistently ran around 85 cow calf units plus the bulls they raise and sell and a few replacement females every yr.

Continued: Land Photos



Maps



Appendix

Contact Information

AltaTerra Realty & Auction | On-site

Robbie Chandler

Cell:

(580) 775 - 1817

Sales Agent & Auctioneer

Email:

rhandler@altaterrarealty.com

Website:

www.altaterrarealty.com



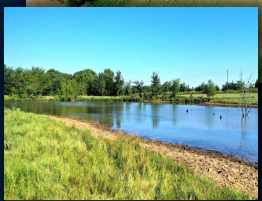
Oklahoma Premier Cattle Ranch

320+/- Acres
Offered Price:
\$1,125,000

Address: 1478 Jackson RD
Bennington, Oklahoma 74723

rhandler@altaterrarealty.com

Robbie Chandler
580.775.1817 | OK # 178442





580.775.1817 | AltaTerraRealty.com

"The information contained in this brochure has been obtained from sources believed to be reliable and is believed to be correct, but the sellers, broker and auctioneers do not guarantee its accuracy. All distances, sizes, capacities, and similar measurements and figures are approximate. All information about properties should be independently verified by interested purchasers."