

# UC RANCH<sup>TM</sup>

PROPERTIES



## *940 Acre Oklahoma Cattle Ranch*

*Robbie / Auctioneer/Agent: 580-775-1817*

*Land Broker / JW ROSS*

*903-491-1719 / [jw.ross@altaterrarealty.com](mailto:jw.ross@altaterrarealty.com)*



**AltaTerra Realty  
and Auction LLC**



# Ranch Description

This beautiful 940 acre ranch is secluded north of Bennington in Southeast Oklahoma. The ranch is divided by a good county road that makes it convenient in rotating cattle. The ranch consists of Bermuda grass with some native grass pastures. The ranch is cross-fenced into different pastures for a great rotational grazing program to maximize forage.



There is an abundance of water on the ranch having 12 ponds with 2 of those consisting of 5-7 acre lakes that are spring-fed with good, clear water. This ranch has sandy loam soil on the south 480 acres which is great for growing grass. This ranch also consists of great hunting and fishing. The lakes and ponds are stocked with Largemouth bass. For the hunter, this ranch is home to large whitetail deer, Eastern turkey, bobcat and numerous small species of wildlife.



Please contact J.W. Ross or Robbie Chandler for private showing and additional information.

*Offered Price: \$2,525,000*



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# Ranch Improvements

There is traps and a set of corrals for working your livestock. The ranch has a heavy built 60'x100'x14' corrugated metal equipment shed. It also comes with a 40'x70' horse barn with shed, 3 stalls and a tack/feed room. It also comes with 60'x60' galvanized barn, 20'x30' shop, 10'x20' storage shed and a 40'x100' Quonset barn.



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# Home Features

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The home on this property is a 4 bdrm, 2 bath brick home with a large living room with fireplace. There is also a 24'x60' mobile home on the north side of the property that has a tenant and is additional income for this ranch. If you're in the market for a nice, tranquil ranch with beautiful views in Southeast Oklahoma, give me a call.



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# Ranch Map



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# BOSWELL RANCH



4936 Armstrong Academy Road, Bennington OK 74723

## Tranquil Oklahoma Cattle Ranch

This beautiful 940 acre ranch is secluded north of Bennington in Southeast Oklahoma. The ranch is divided by a good county road that makes it convenient in rotating cattle. The ranch consists of Bermuda grass with some native grass pastures. The ranch is cross-fenced into different pastures for a great rotational grazing program to maximize forage.



**REALTREE**  
UNITED COUNTRY  
HUNTING PROPERTIES

Offer Price \$2,525,000

## Property Features

- 940+/- Acres Total
- Native Grasses: Bermuda
- Multiple Stocked Tanks: 12 Ponds
- Sandy Loam Soil
- Corrals For Working Your Livestock
- 480 Acres Great For Growing Grass
- Game: Whitetail Deer, Eastern Turkey, and Bobcats
- Home: 4 Bedroom & 2 Bathroom
- 5-7 Acre Spring Fed Lakes

**Robbie Chandler | 580-775-1817**  
**Sales Agent & Auctioneer**



**AltaTerra Realty  
and Auction LLC**

***AltaTerraRealty.com***



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and Auction LLC**





# Appendix

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## Contact Information

### AltaTerra Realty & Auction | On-site

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J. W. Ross

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Broker

Email:

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Robbie Chandler

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UT RANCH  
PROPERTIES

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