



\$705,000

PRIOR ROAD RANCH

RECREATIONAL CATTLE & HUNTING PROPERTY FOR SALE

TBD Prior Road | Stuart Oklahoma

UNITED COUNTRY
ALTATERRA REALTY & AUCTION
1875 NE 17TH ST, Suite 120
Paris, Texas 75460
903.438.2585



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PROPERTY SUMMARY



OFFERING SUMMARY

Sale Price: \$705,000

Lot Size: 283 ± Acres

Zoning: Agricultural

PROPERTY OVERVIEW

Excited to introduce this 283 mol acre combination tract best suited for ranch, recreational, and hunting or a combination of the three. There is an additional 40 acres across the county road that could be purchased to make this property 323 acres. This property has road frontage on three sides where electric and water is available at one or more of the three roads.

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DESCRIPTION



Sitting atop the Gerty Aquifer the neighbor has a well at approximately 30ft with fantastic water. This is an incredible combination property to run cattle, hunt and fish. Located 3 miles west of the Local Army Ammunition Plant the opportunity to kill mature whitetails could not be much better. The genetics of the whitetail population in this part of Oklahoma is incredible with some of the largest deer in the state roaming on the ammunition plant. Notice the topography, mature oaks and bedding area to see how easy it would be to hunt this tract! If you only wanted this property to hunt and fish or as a weekend getaway the owner has expressed, he would be willing to lease back the grazing rights putting a little annual money back in your pocket. The ponds on the property are visited frequently by Mallards, Gadwalls and the occasional diver ducks during the winter. The grass here is quite plentiful and carries cattle very well!! This property is the size and price that has been flying off the market so call today to schedule a showing.

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AERIAL PHOTOS

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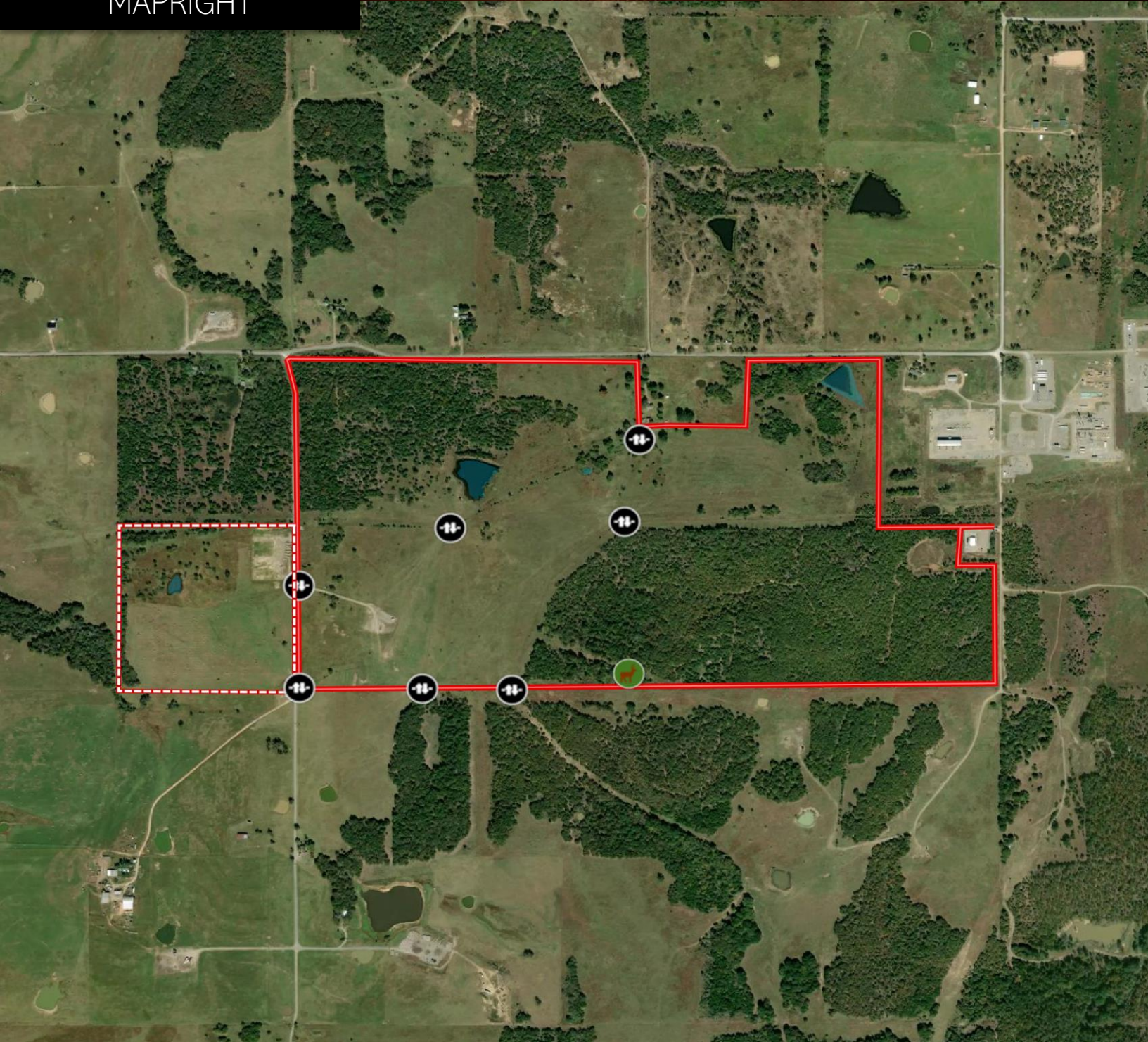
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APPENDIX

AltaTerra Realty & Auction

Steele Schwonke

Oklahoma Sales Agent

Cell:

(918) 424-6065

Email:

steele@altaterrarealty.com



Steele Schwonke joined the AltaTerra team in 2020, his extensive knowledge and resources in the professional and recreational hunting industry is nearly unparalleled. Steele is an avid bowhunter that is not only an expert in growing and holding mature whitetail deer but the properties that produce them as well. While growing mature white-tail deer is one of his many passions, Steele also raises some of the most attractive Brahman influence cattle in Southeastern Oklahoma. If you don't find him in the woods or in the pasture, you'll likely find him researching and studying the new and innovative strategies in the cattle industry. It is this devotion that allows Steele to make his living being a producer in the cattle business. Steele recognizes that the hunting and cattle industry is ever changing with new and creative ideas being brought to light every day. Whether that's new minerals and proteins to put the inches on deer or the strategies to cut costs and increase profit margins in raising or backgrounding cattle. It could be argued that there are few that are as ambitious and driven as Steele to create a lifestyle that is not only desirable but that is also profitable. This mentality is what gives him an edge as an agent to provide this same dream to a buyer, seller or investor in these industries. It is one thing to sell land but it's another to show what a property can produce. Steele is not just an agent but a Land Specialist.

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