

Sol T Cattle Company Ranch

1,044.7± acres | \$4,648,915 | Byars, Oklahoma | McClain & Pontotoc Counties



Chas. S. Middleton

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

Est. 1920

chasmiddleton.com • (806) 763.5331

Sol T Cattle Company Ranch

We are proud to have the exclusive listing on the 1,044.7 ± acre Sol T Cattle Company Ranch in McClain and Pontotoc Counties, Oklahoma.

This outstanding cattle, hunting, and recreational ranch is located seven miles northeast of Byars, Oklahoma, off of paved 140th Street.





Description • Topography

The Sol T Cattle Company Ranch is made up of three tracts totaling 1,044.7 ± acres that are all in very close proximity to each other.

The first tract is the Big Creek Tract, which is also known as the Headquarters. It is 723 ± acres and is fenced and cross-fenced into 10 pastures and 8 traps. Most all the pastures are connected with an alleyway system that leads to a large set of cattle pens with a covered working area. The topography is mostly rolling with some broken country along Big Creek, which meanders through the ranch for over 1.2 miles. The Big Creek Tract is a 50/50 mix of pasture and timber with a combination of both native and improved pasture.

The second tract is the Kamont Tract, which is 241 ± acres. The topography of this tract is level to gently rolling. This tract is mostly open pasture with a small amount of timber. It is fenced and cross-fenced into 5 pastures and 1 trap with an older set of cattle pens in usable, but poor condition.

The third tract is the Harvest Tract, which is 80 ± acres and is a 50/50 mix of open native pasture and timber country. The topography is level to gently rolling. This tract is fenced and cross-fenced into 2 pastures and 1 trap with a small set of older livestock pens in poor condition.

The ranch has been very well maintained with an excellent grass turf. The fences on the ranch are considered to be good with some of them being brand new. The average annual rainfall for this region of Oklahoma is 38.5 inches. The owner says that a conservative stocking rate for the ranch is 6-8 acres per animal unit.







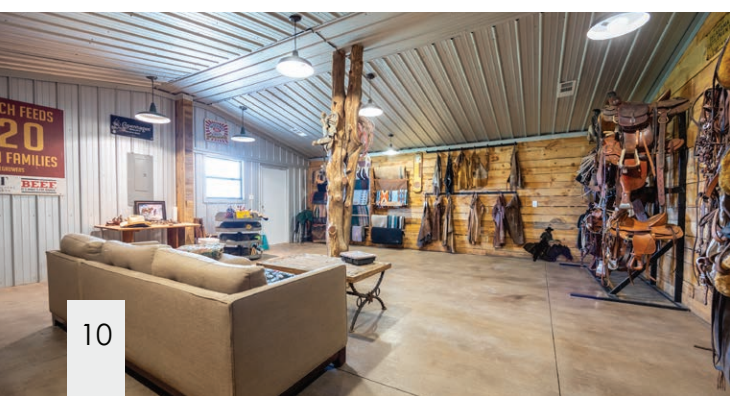
Improvements

The Sol T Cattle Company Ranch is very well improved. The Big Creek Tract features a 2-bed/1-bath manufactured log home that has recently been updated. It has a large walk around porch, a fire pit area, and a 4-car carport. There is a large 40 ft x 100 ft metal building with a 1,400 sq. ft. office, 625 sq. ft. air-conditioned tack room, and a 40 ft x 50 ft shop, as well as multiple other outbuildings and a round pen. There is a large set of covered livestock pens at the Headquarters with a double alleyway system, tub, squeeze chute, and calf table. Also included is a large 25-ton split bulk cake bin.

At the Kamont Tract there is a nice 2,114 ± sq. ft. 3-bed/2-bath brick home, as well as multiple outbuildings, and a large chicken coop.

















Water Features

The Sol T Cattle Co. Ranch is considered to be extremely well watered. The Big Creek Tract features 14 ponds and 3 water wells. The water wells supply water to all of the structural improvements, and livestock drinkers throughout the ranch. The Kamont Tract has 16 ponds and 1 water well. The Harvest Tract has 2 earthen ponds.







Hunting • Fishing • Recreation

Hunting on the property is considered to be outstanding with game species that include Whitetail Deer, turkey, waterfowl, dove, quail, and wild hogs. There is also fishing in the earthen stock ponds throughout the ranch with largemouth bass, bluegill, and catfish.











Price

\$4,648,915 • \$4,450 per acre

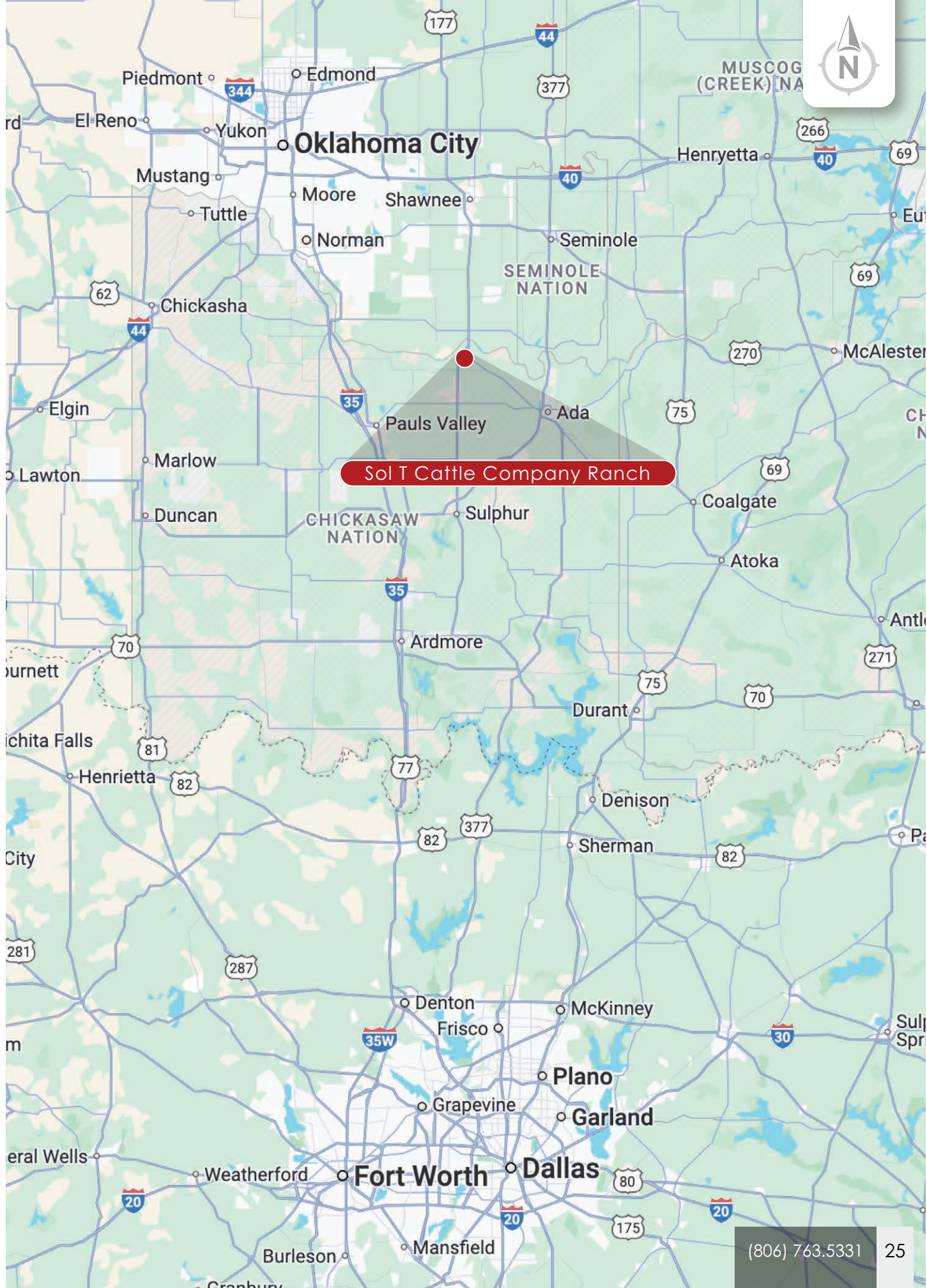
Remarks

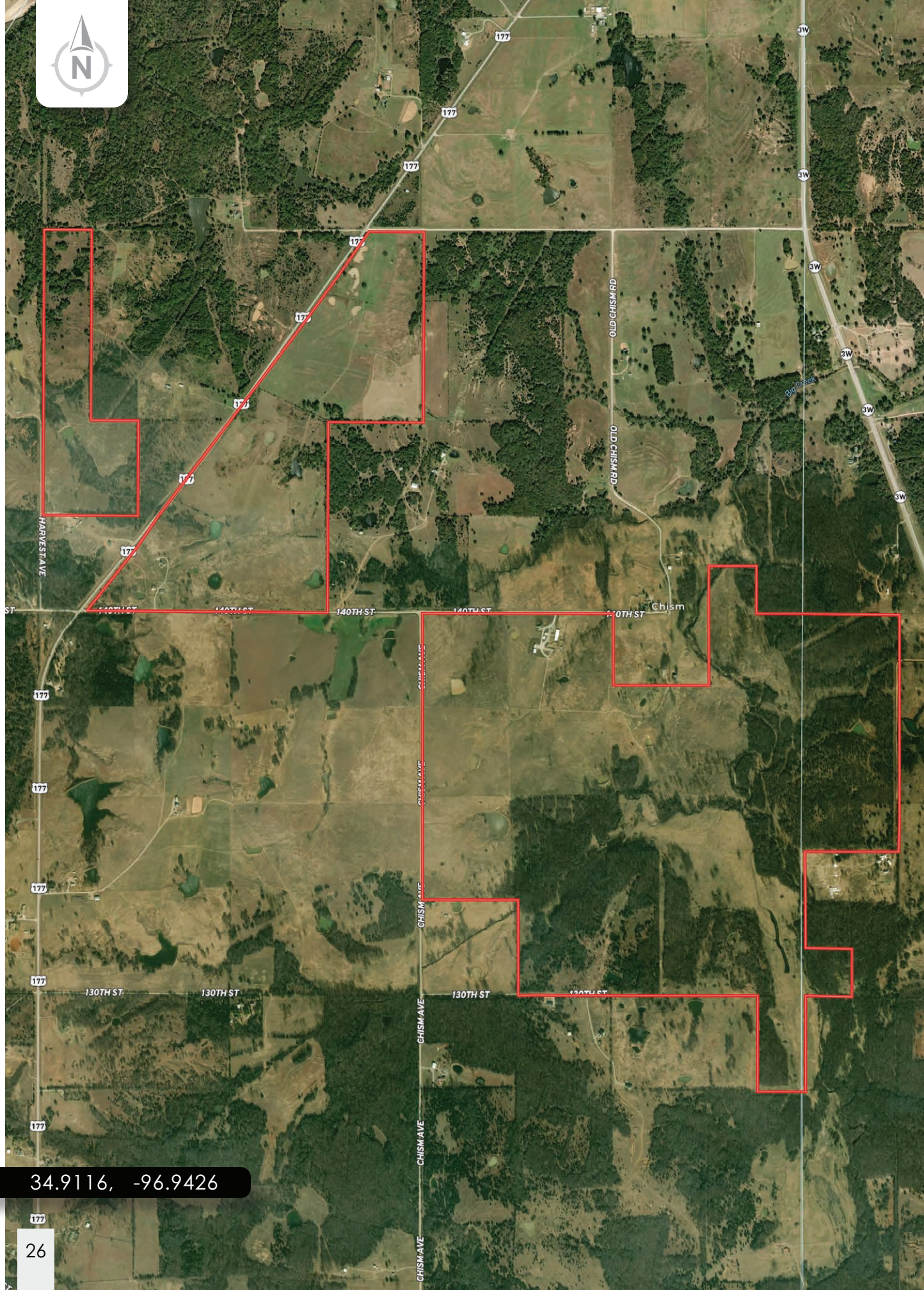
If you are in the market for an outstanding cattle, hunting, and recreational ranch within close proximity to Oklahoma City (75 miles), Tulsa (130 miles), DFW (173 miles) give the Sol T Cattle Company Ranch your full consideration.

For more information or to schedule a showing please give Brendan Garrison a call (806) 790-5900.

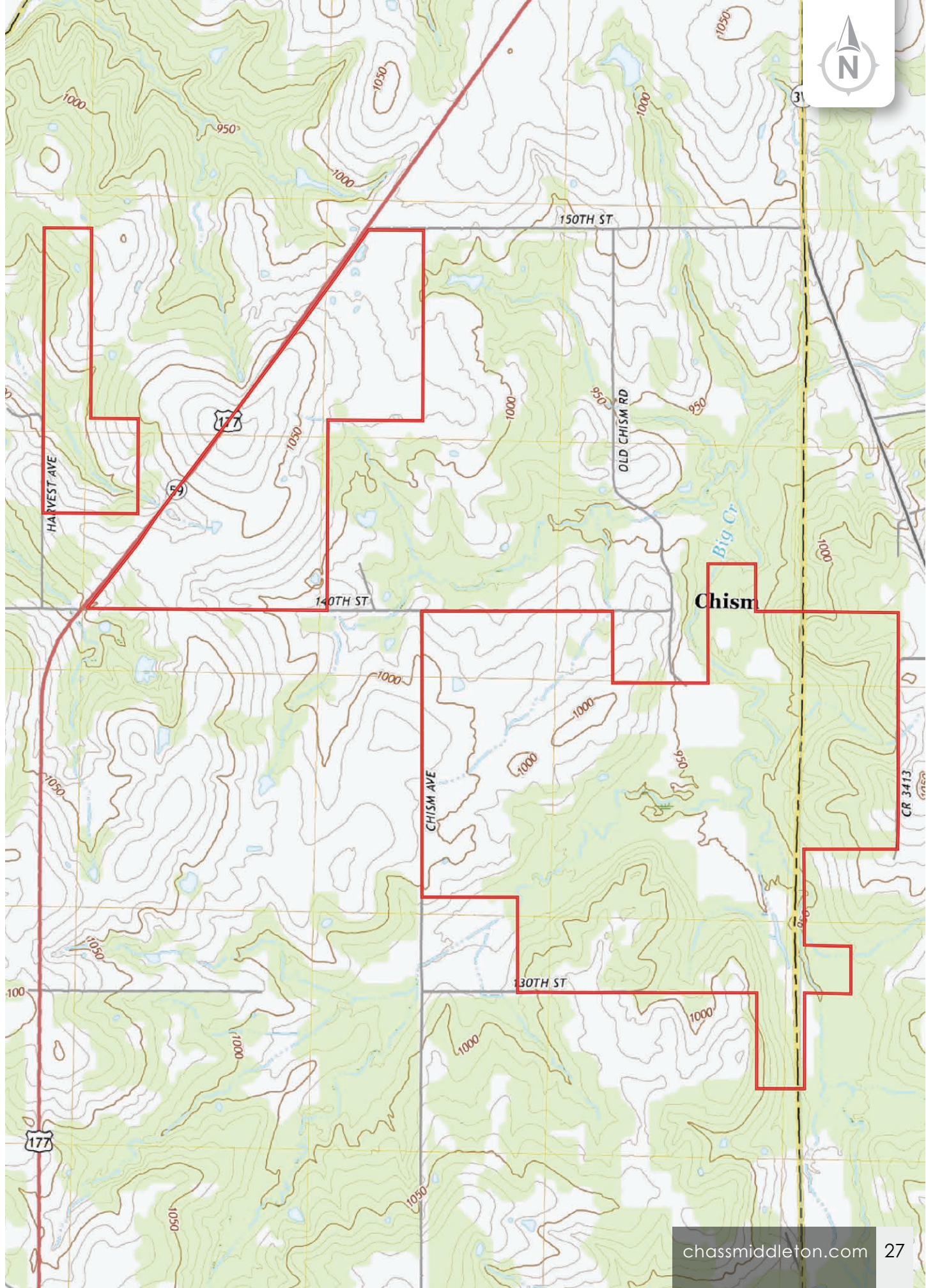
This ranch is listed exclusively by Chas. S. Middleton and Son, LLC.







34.9116, -96.9426



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