



HALL AND HALL®

Dedicated to Land and Landowners Since 1946

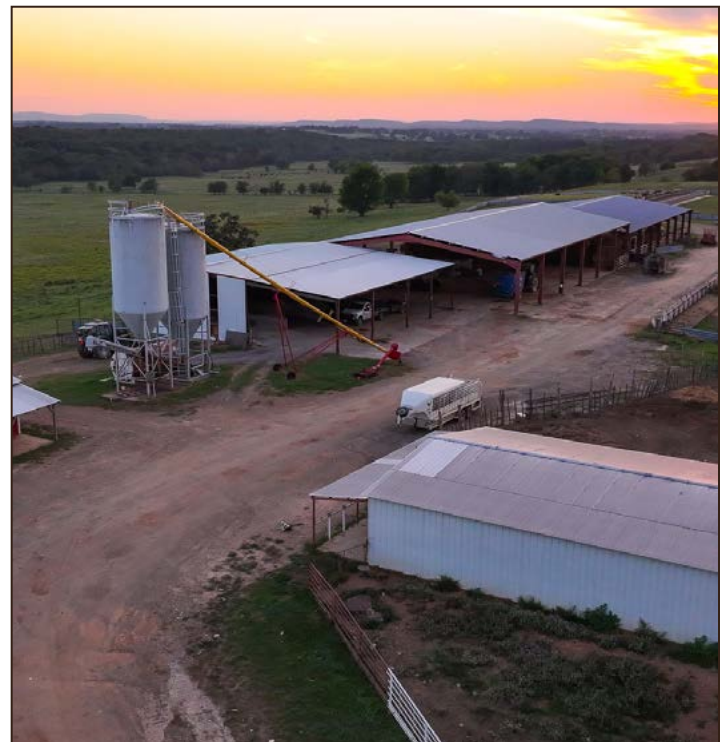
SALES | AUCTIONS | FINANCE | MANAGEMENT | APPRAISALS

Keota Ranch | Keota, Oklahoma | \$8,650,000



Executive Summary

Keota Ranch is a 1,600± acre working cattle ranch in eastern Oklahoma offering a rare combination of productivity, hunting, recreational components, and all-weather paved road accessibility. The ranch features approximately 160± acres of cultivation with the potential to expand crop land if desired and roughly 70± acres of timberland on a ridge located on the southwest side of the ranch, with the remaining balance of approximately 1,370± acres being primarily bermuda and native grasses for grazing. A well-planned cattle working facility and improvements, positioned in the middle of the ranch, are well-drained and maintain over 3,350 feet of bunk space and 20,000 tons of storage for silage. The abundant water, quality soils, open pasture subdivided by cross-fencing for rotational grazing, and scattered tree breaks for cover, make for a desirable and sustainable cattle operation with a modest recreational value. Its central improvements and natural features make it ideal for continued ranching use, recreation, or a grow yard facility.





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Just The Facts

- 3,350 feet of bunk space
- Two water wells
- Co-op water meter
- 160± acres in cultivation
- 700 to 800 AU's carrying capacity
- Multiple ponds
- Wildlife and timber
- All-weather paved county roads
- 20,000 tons of storage for silage





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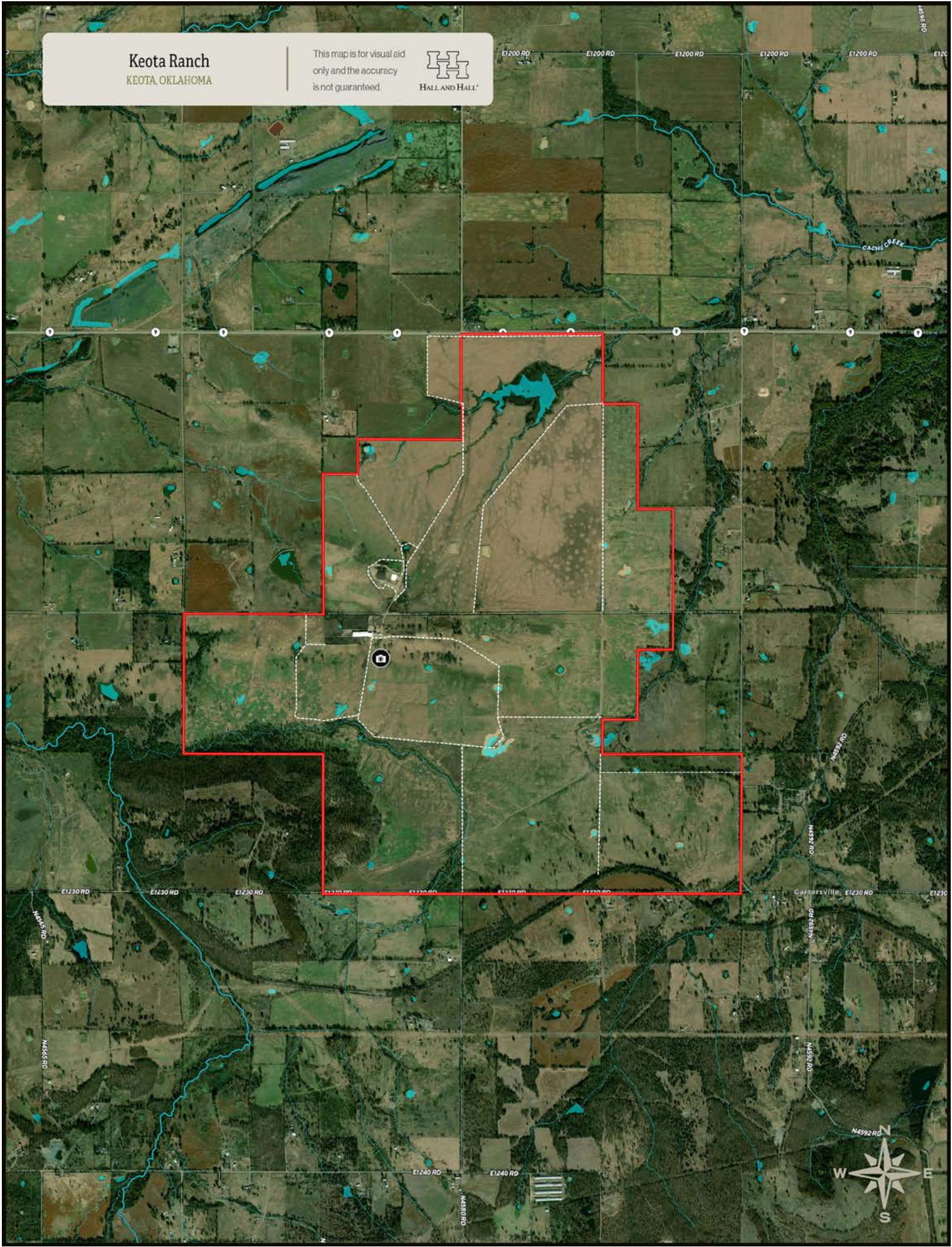
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Keota Ranch
KEOTA, OKLAHOMA

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