

Prime Cattle Ranch-land With Recreational Hunting Choctaw County, OK 580 AC



Property Details :

Price : \$1,500,000
County : Choctaw
Acreage : 580.0000
Address : Hugo OK 74743

Location :



In these challenging times, if you've had plenty of time to sit down and daydream about where you'd rather be on some secluded adventure. That's why you don't want to miss taking a look at this amazing 580 Acre turn-key Versatile Cattle and Recreational Ranch in Choctaw County, Southeastern OK. Graze your eyes over the rolling terrain following the well-maintained pasture of tame grasses, this property currently carries 135 mother cows with rotational pastures and a hay meadow of approximately 100 acres of the property. Large covered steel pens strategically positioned for herd maintenance and between the hay meadow and cross-fenced pastures to include a road system throughout this property lends itself easy ranch rotation and management. Even the large grain SILO is ideally positioned between custom built home and pasture. Two major County roads on both sides allow not only ease of movement with the property, but also promote ease of cattle transfer to sale barns and other needs. No need to be concerned about increasing competition and thirst for water resources. The 3 stocked ponds with perch, catfish, and bass are not only watering holes but also great for freshwater fishing on the weekends with family and friends. Elm Creek which runs from east to west through the property is another water source attracting the abundant wildlife on the south side of this ranch. The 2013 custom brick ranch home featuring 3 bedrooms, 2 bathrooms, 24 x 8 open porch, and 24 x 36 covered carport. This spacious 1944sq. ft living space, open porch, and additional storage makes this open-concept well-designed to optimize space. Decked out with all of the latest kitchen and living upgrades and needs makes this a property you don't want to miss out on. Adjacent to the home you will find a large shop with living quarters included adding an additional quarters for a ranch hand. Numerous improvements facilitate the grazing operation as well as the recreational hunting. Follow the rolling hill pastures to the entrance of the south property gate which opens into the recreational

