



Brushy Creek Ranch, Pittsburg County, Oklahoma, 986.98 Acres

\$4,200,000.00

- Big Game, Fishing, House, Lake/Pond, Upland Bird

Brushy Creek Ranch is a one-of-a-kind cattle/recreation ranch located in the scenic Jack Fork Mountains of Southeast Okla. Every detail has been attended to in this immaculate property. This ranch offers top notch grazing in its fertile valleys capable of running between 160-200 head of cattle yearly. This combination ranch has some of the highest Whitetail Deer populations in this portion of the state due to its ideal habitat provided by the abundance of native forage located in the Brushy Creek bottoms and the abundance of acorns produced by hardwoods atop of the Jack Fork Mountains. This ranch has a fabulous 3 bedroom, 2 bathroom home, guest cabin, barns and cattle facilities second to none.

*McAlester, Ok.- 20 miles

*Tulsa, Ok.- 130 miles

*Okc, Ok.- 143 miles

*Dallas, Tx.- 153 miles

Terrain: Scenic mountain land which transitions into fertile valleys complimented with Brushy Creek bottom land. The valleys consist of improved bermuda pastures with some native species interspersed throughout that flourish in times where improved species struggle. Elevation ranges from a high of 850ft to a low at Brushy Creek of about 650ft. The elevation change is very gradual and is just enough to provide scenic views with no difficulty in accessing any part of the ranch. The terrain in this area is conducive to a thriving rural ranching area that is favorable to running cow/calf operations.

Water: 13 ponds, 1 live creek that provides year-around fishing for Bass, Catfish and Bluegill and several smaller seasonal creeks running through the ranch.

Cattle Facilities: Ranch has shop, equipment barn and various other structures in support of the cattle operations. Working pins are a permanent pipe structure with hydraulic head gate and was designed to work large amounts of cattle at one time and has its own building to house various cattle equipment needed when working cattle. All facilities have been graveled to provide excellent year around access to each facility in order improve efficiency. Ranch has been fenced and cross fenced into 10 pastures so that one can rotationally graze the ranch and maximize its forage base.

Game: Trophy Whitetail Deer and Eastern Wild Turkey and a healthy and growing population of Black Bear. Ranch has been careful managed through tools such as a yearly burn program that has enabled the owner to maximize the livestock carrying capacity of the ranch and also improve the non-cattle habitat by increasing the native browse for the wildlife

population. This attention to detail has helped the owner achieve a harmony between the goals of running a profitable cattle ranch and having world class hunting as well. Hunt able populations of Coyote, Bobcat, Fox, Wild Hog, Rabbit, Squirrel and Quail also exist in good numbers.

Brokers Notes: This would make an excellent combination ranch for the person interested in running a serious livestock operation with the added bonus of a ranch with first class hunting which has produced many Cy Curtis and capable of producing Boone and Crockett quality deer. This is a turn key ranch that is ready to operate without any additional work needed. The price of the ranch also included numerous equipment that is used in the operation of the ranch (See equipment list below). This ranch has many extras such as RV hookups for guests or lease hunters, deer feeders, atvs and much more./ Equipment list: 2013 JD 6140 D tractor, 2008 Cat 410 IT backhoe, 2002 JD 650 H bulldozer, 2012 Dodge 2500, Belshe Flatbed G/N, 2016 Delco 24" G/N Stock Trailer, New Gravity Fuel Tanks, 2016 Brush Hog 3308. This is only a partial list contact us for the complete list.

Main Info

- Postal / Zip Code : 74528
- Lot Size Acres : 986.98 Acres
- State / Province : Oklahoma
- Dwelling : Yes
- County : Pittsburg
- Closest City : Pittsburg

Home Info

- Bedrooms : 3
- Baths : 2

Taxes

Estimated Taxes per year are \$0.00

Broker Info



Tim Diehl

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Tim Diehl is the broker/owner of Southeastern Oklahoma Realty LLC, located in McAlester, Oklahoma. Tim has over 20 years experience in the real estate industry including sales, development, and rental properties. Tim has specialized in selling hunting, recreation, and ranching land, which has allowed him the opportunity to help many outdoorsmen and ranchers find their perfect properties. Raised in Oklahoma, Tim has firsthand knowledge of the land and knows the spirit that landowners in Oklahoma possess. His passion for the outdoors makes him the perfect person to help you with your purchases of hunting land, cattle land, and 1031 exchanges. Being an avid hunter and sportsman himself gives Tim added insight to help you find your perfect property. Whether you are looking to buy or sell you Oklahoma land, let Southeastern Oklahoma Realty LLC put our experience to work for you!

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