



## **Howard Ranch, Latimer County, Oklahoma, 1,955.00 Acres**

**\$6,495,000**

- Agriculture, Big Game, Fishing, Lake/Pond

Howard Ranch

Potato Hills Ranch

The anticipation of fall stirs the soul. All through the summer months, we dream about brilliant fall colors, the chill in the morning air and the rustling of leaves. Potato Hills Ranch is located in one of the best areas of the state for fall colors, located in the scenic potato hills and only minutes from the nationally re-known Talimena drive, that thousands drive to in the fall to see the beautiful foliage of Southeastern Oklahoma. This ranches stunning views and varied topography make it on the most scenic cattle/recreation ranches in this part of the state.

Distance to:

Tulsa, Ok.- 2.5 hours

Okc, Ok.- 3 hours

Dallas, Tx. 3.5 hours.

Home: The main ranch house is a newly remodeled comfortable 4 bedroom, 4 bath native rock home with approx. 3,120 square feet of living. Ranch hands house is 3 bedroom, 2 bath home with approx. 1,200 square feet of living. Both homes are in good condition and move-in ready.

Topography: A perfect mix of magnificent mountain land and open pasture land located in the scenic Potato Hills of S.E. Okla. which is a sub-structure of the Quachita Mountains which extend from Southeastern Okla. to west-central Arkansas. The region is known for its natural beauty, clear creeks, scenic vistas and fertile pastures. This ranch has varied topography ranging from mountain vistas to fertile valleys.

Water: There are 21 ponds including two lakes that are 10 and 4 acres each. Ranch also has numerous creeks and springs. The Potato Hills area is legendary for producing trophy

Whitetail and is located in 1 of only 4 counties open for Oklahoma's Black Bear season.

Game: The habitat on this ranch is ideal for producing trophy game due to its perfect mix of pastures, scattered timber and mountain land which compliments the diverse riparian habitat which create a tremendous amount of browse for native

wildlife. The numerous stocked ponds provide year-around fishing opportunities for Bass, Catfish and Bluegill. The property is loaded with Whitetail Deer, Black Bear and Eastern Wild Turkey. This ranch is located in an area that is open to Oklahoma's Black Bear Season that opens on October 1st annually.

Cattle: This is a working cattle ranch that has been carefully managed to achieve maximum stocking capacities. This ranch will run approx. 350 head of cattle and has an additional 200 acre irrigated hay meadow which bales around 1,300 bales and provides enough hay to supply the main cattle operation. The cattle facilities are top notch and must be seen to be appreciated. Fences, ranch roads and all improvements are in excellent condition. Cattle and some equipment could be negotiated in the sale.

Show Less

#### Main Info

- Postal / Zip Code : 74571
- Lot Size Acres : 1,955.00 Acres
- State / Province : Oklahoma
- Dwelling : Yes
- County : Latimer
- Closest City : Talihina

#### 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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