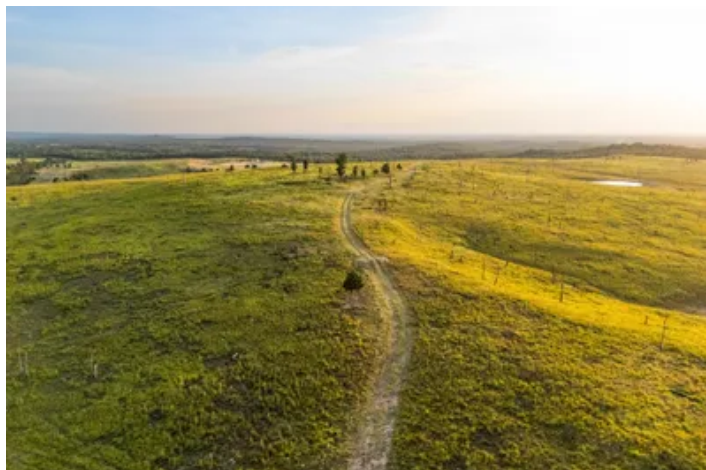


Bailey Hill Ranch
00 Hooe Road
Wardville, OK 74576

\$2,613,650
522± Acres
Atoka County



Bailey Hill Ranch
Wardville, OK / Atoka County

SUMMARY

Address

00 Hooe Road

City, State Zip

Wardville, OK 74576

County

Atoka County

Type

Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

34.61495 / -96.04555

Acreage

522

Price

\$2,613,650

Property Website

<https://arrowheadlandcompany.com/property/bailey-hill-ranch-atoka-oklahoma/113654/>

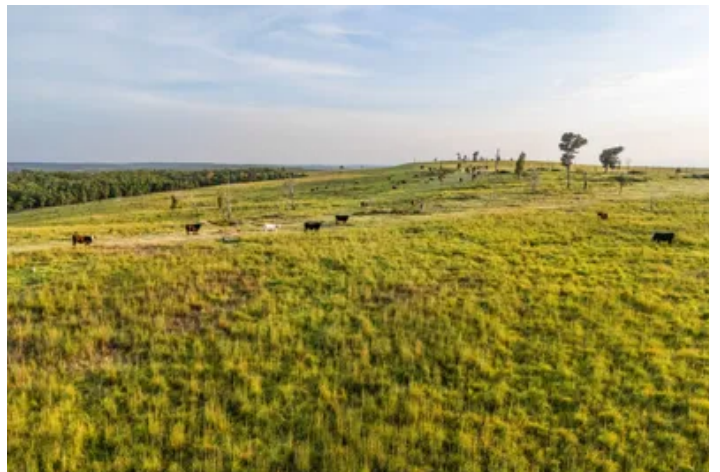


PROPERTY DESCRIPTION

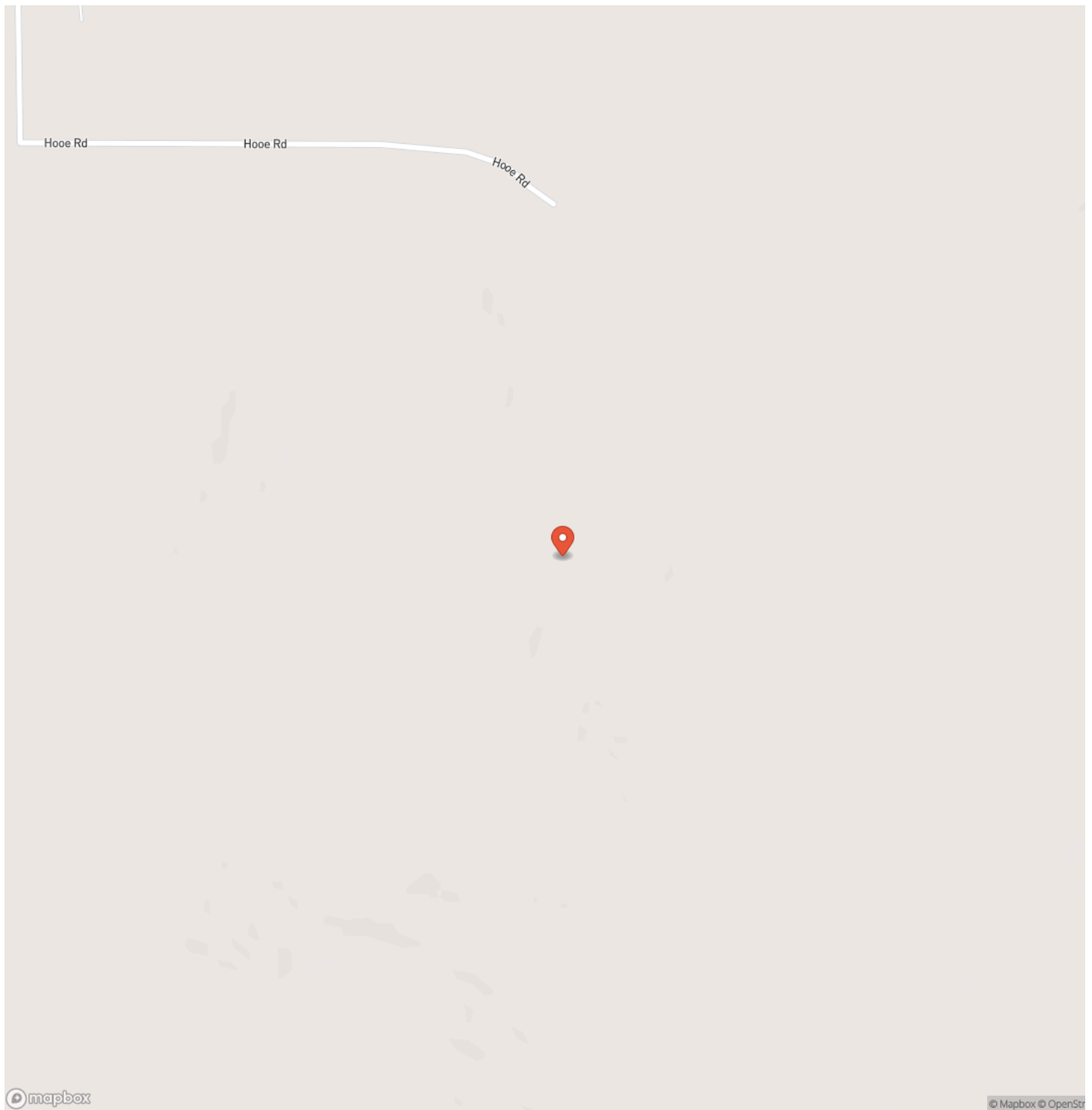
If you have been looking for a high-quality cattle operation in southeastern Oklahoma, this 522+/- acre ranch in Atoka County offers the improvements and carrying capacity to support a productive livestock program from day one. The property consists primarily of improved pasture with an excellent stand of grazing grasses and is currently capable of supporting approximately 200 steers, reflecting the quality of the forage and overall management of the ranch. The ranch is fully fenced with five-strand barbed wire perimeter fencing and is divided by cross fencing that allows for rotational grazing and efficient livestock management. This layout allows cattle to be moved with ease while helping maintain healthy forage production throughout the year. Seven ponds are distributed across the property, providing dependable water for livestock and reducing the distance cattle need to travel between grazing and water sources. The gently rolling terrain offers good natural drainage and easy access across much of the ranch, making it practical to operate with equipment and livestock. The improved pasture has been well maintained and provides a productive forage base capable of supporting both stocker and cow-calf operations. Whether you're looking to expand an existing ranch or invest in a turnkey grazing property, the infrastructure is already in place to begin operating immediately. The ranch is located just 27+/- minutes from Atoka, 2 hours and 5+/- minutes from Tulsa, and 2 hours and 30+/- minutes from Dallas. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Owen Bellis at [\(918\) 367-7050](tel:9183677050).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

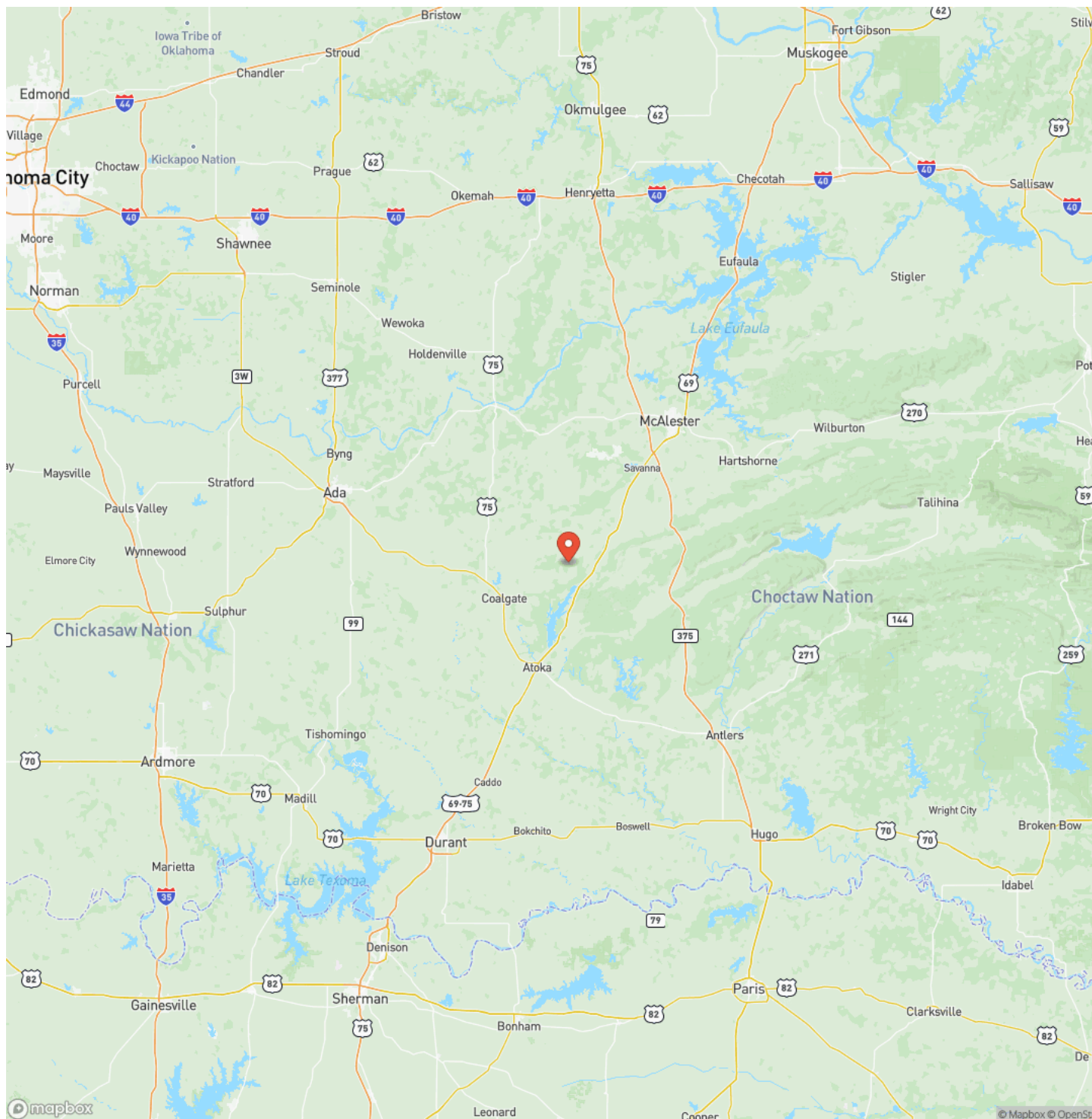
Bailey Hill Ranch
Wardville, OK / Atoka County



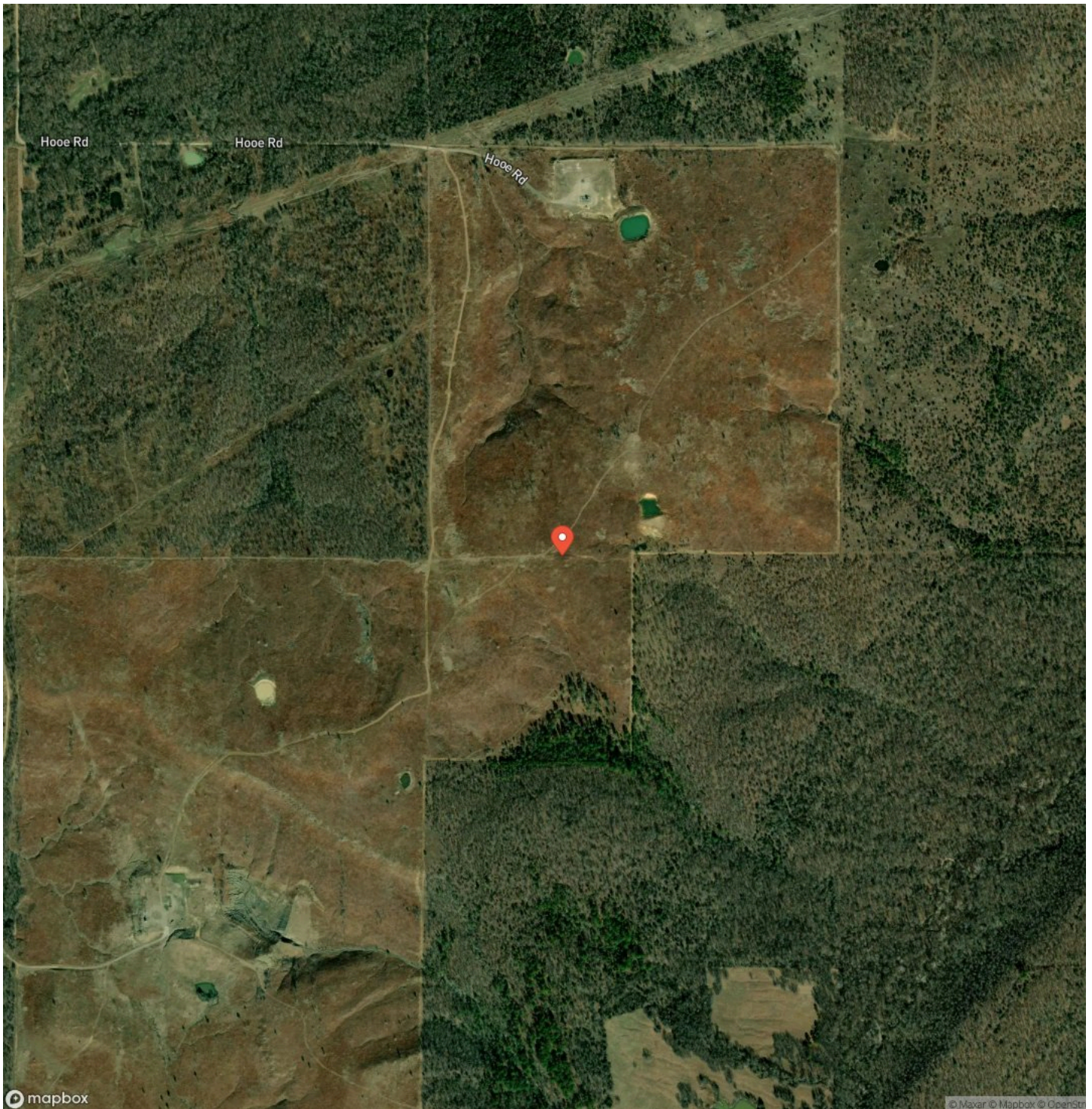
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Owen Bellis

Mobile

(918) 367-7050

Email

owen.bellis@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

[illegible]

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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