

Turnkey Cattle Ranch
438752 E 40 Rd
Welch, OK 74369

\$799,000
200± Acres
Craig County



Turnkey Cattle Ranch
Welch, OK / Craig County

SUMMARY

Address

438752 E 40 Rd

City, State Zip

Welch, OK 74369

County

Craig County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

36.9633 / -95.1787

Dwelling Square Feet

1600

Acreage

200

Price

\$799,000

Property Website

<https://arrowheadlandcompany.com/property/turnkey-cattle-ranch-craig-oklahoma/35868/>



PROPERTY DESCRIPTION

Here is an incredible opportunity to add to your existing cattle operation or to start new. This turnkey cattle ranch is located less than 3 miles south of the Kansas border just 10+/- miles from Welch, Oklahoma. A well-maintained gravel road brings you to the massive metal gated entryway where you will immediately notice the hard work put into this property. The long gravel driveway takes you back to a large 50x100 Amish built metal building with 1,600 sq. ft. of insulated living quarters. This building does NOT include electricity but does include a water well on site and electricity available at the county road. Located next to the building is a 50x100 set of livestock working pens that can handle your large herd. The perimeter of the property is surrounded by a well built 5 strand barbed wire fence with all metal corners and gates. There are also many cross fences throughout the farm that are set up perfect for rotational grazing. Three ponds located on the northern end of the property offer livestock and wildlife with consistent water sources. The eastern half is mostly class 3 soils with bermudagrass starting to take root in the terraced fields where raised cash crops were once farmed. The western half is also mostly class 3 soils but is primarily native grasses with a few scattered trees that will shade your livestock.

Whether you are a seasoned cattle rancher or starting from scratch this awesome farm will be a great opportunity for you. If you would like more information or would like to schedule a private viewing, please contact Chuck Bellatti at [\(918\) 859-2412](tel:9188592412).



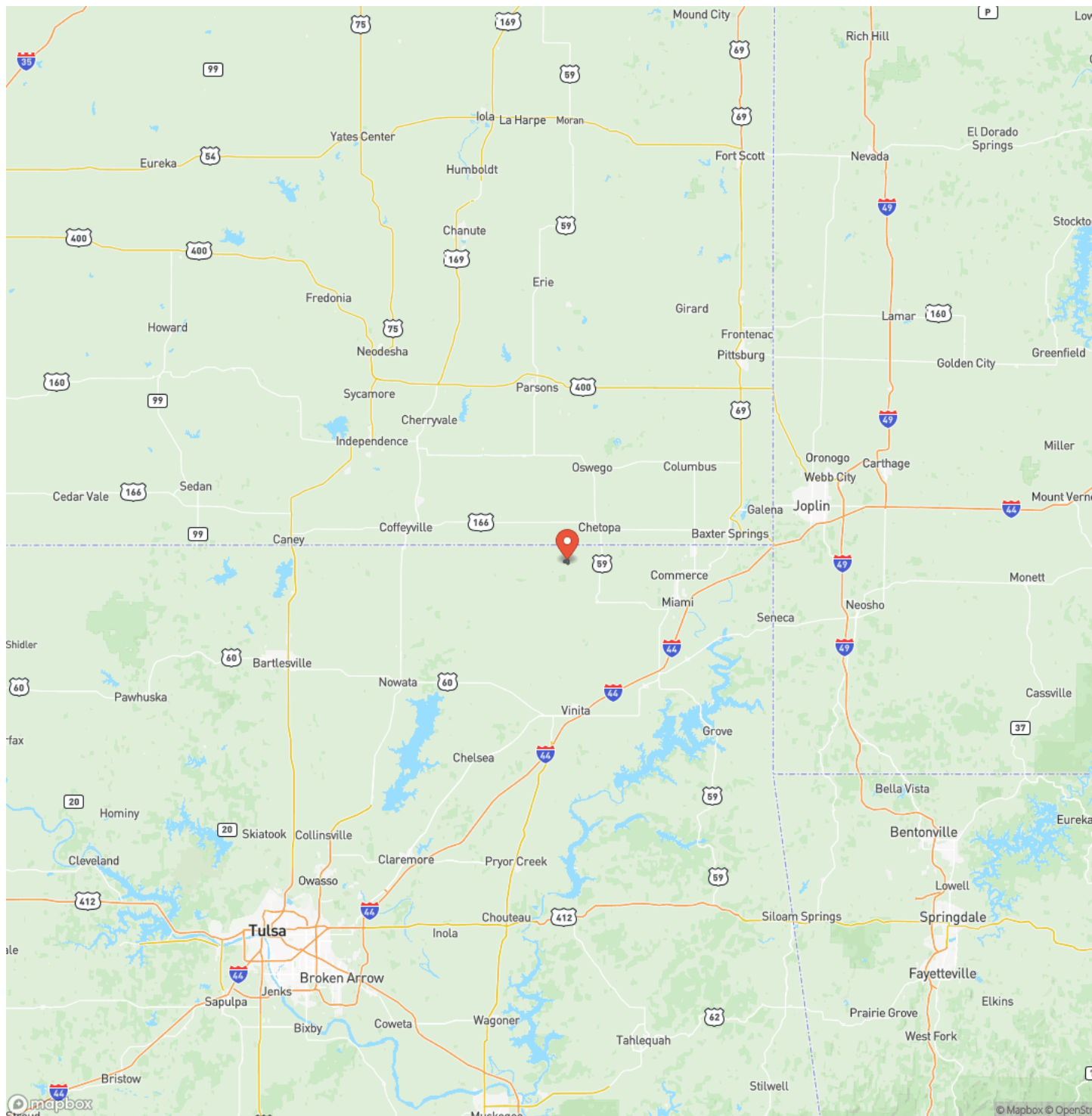
Turnkey Cattle Ranch
Welch, OK / Craig County



Locator Map



Locator Map



Satellite Map



Turnkey Cattle Ranch Welch, OK / Craig County

LISTING REPRESENTATIVE

For more information contact:



Representative

Chuck Bellatti

Mobile

(918) 859-2412

Email

chuck.bellatti@arrowheadlandcompany.com

Address

City / State / Zip

Ramona, OK 74061

NOTES



MORE INFO ONLINE:

www.arrowheadlandcompany.com

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

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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 relation 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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