

Multi-Home Cattle Ranch
438505 E 370 Rd & 37103 S 4390 Rd
Big Cabin, OK 74332

\$1,495,000
160± Acres
Mayes County



Multi-Home Cattle Ranch
Big Cabin, OK / Mayes County

SUMMARY

Address

438505 E 370 Rd & 37103 S 4390 Rd

City, State Zip

Big Cabin, OK 74332

County

Mayes County

Type

Farms, Horse Property, Ranches, Single Family, Recreational Land, Residential Property

Latitude / Longitude

36.477753 / -95.189277

Dwelling Square Feet

1792

Bedrooms / Bathrooms

2 / 2

Acreage

160

Price

\$1,495,000

Property Website

<https://arrowheadlandcompany.com/property/multi-home-cattle-ranch-mayes-oklahoma/77837/>



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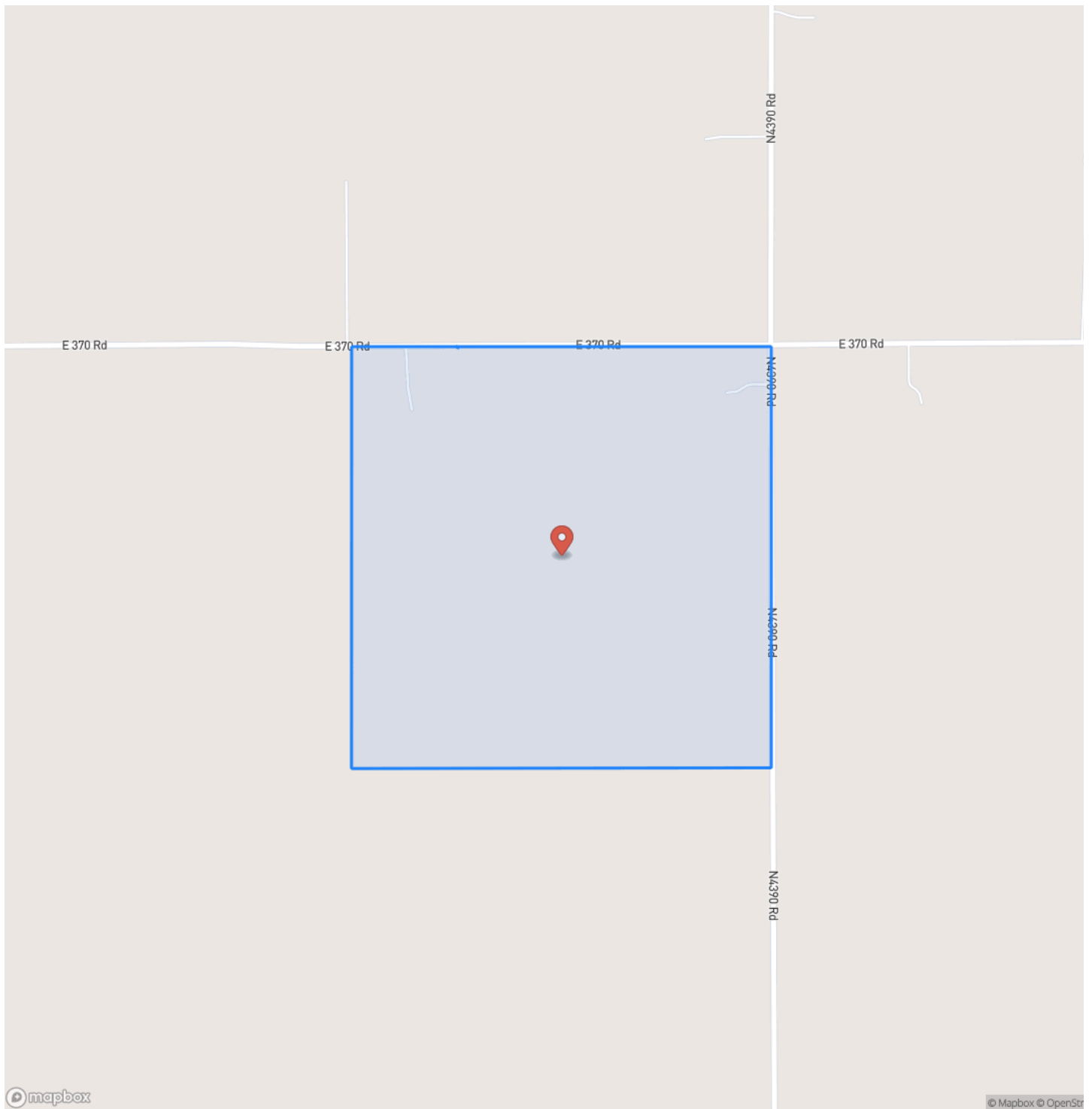
PROPERTY DESCRIPTION

PRICE REDUCED!! Introducing a multi-home cattle ranch, located in Mayes County, Oklahoma. This prime investment opportunity is located just +/- 5 miles south of Big Cabin, Oklahoma along the I-44 corridor. This +/- 160 acre property is perfectly positioned for cattlemen and ranchers, providing a great location to expand or start a new cattle operation, particularly well suited for pre-conditioning. The ranch boasts nearly 100% coverage in lush Bermuda, ensuring no waste and some of the finest grazing opportunities Oklahoma has to offer. The soils are predominantly class 3 or better silt-loam with gentle slopes. With approximately 2,628 ft of live creek frontage, this property features a tributary of the Rock Creek, which provides fresh moving water with several deep pools throughout that maintain hydration for cattle even during the hottest summer months. The ranch is fully fenced around the perimeter and its cross fenced into four traps, two of which have shades. The centerpiece of the ranch is a strategically arranged set of working pens with a covered working area that will allow a one or two-person crew to process calves, reducing stress and labor costs. There is a large barn with a covered lean-to and it is complete with a tack room, making it turn key ready for all of your ranching needs. This ranch includes two homes. The main house is located along E 370 gravel county road and features a private drive. It is fully equipped with modern rustic charm throughout, contains 2- bedrooms, 2- bathrooms, central heat and air, and boasts +/- 1,792 sq ft of living space. The main living area is newly carpeted throughout and features a wood burning fireplace. The master bedroom features a spacious walk-in closet with extra storage. There is a large utility room which accesses an attached shop area. The open concept kitchen features a large center island and access to the deck located off the side of the house perfect for cookouts and entertaining family and friends. The second home is a fully renovated, double-wide, 3-bedroom, 2-bathroom +/- 1,456 sq ft modular loaded with modern amenities, including a spacious kitchen, central heat and air, and a pellet stove. This home is located in the northeast corner of the property with excellent gravel county road frontage along N 4390 Rd. This property features an in ground storm shelter, a portable outbuilding converted into a large dog kennel, and a spacious metal shop with two overhead roll up doors. This home would be an excellent candidate for a hired hand or it could also be utilized as a steady source of rental income. This multi-home cattle ranch is more than just a prime piece of property. It is a multi-family, working ranch lifestyle investment with recreational opportunities at nearby Grand Lake of The Cherokees. The ranch is located +/- 62 miles from Joplin, Missouri, +/- 56 miles from the Tulsa International Airport, and only +/- 20 minutes to Pryor, Oklahoma. With its combined added value of both cattle operations and rental income earning potential, this property is a must-see for ranchers and serious investors alike. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Chuck Bellatti at [\(918\) 859-2412](tel:9188592412).

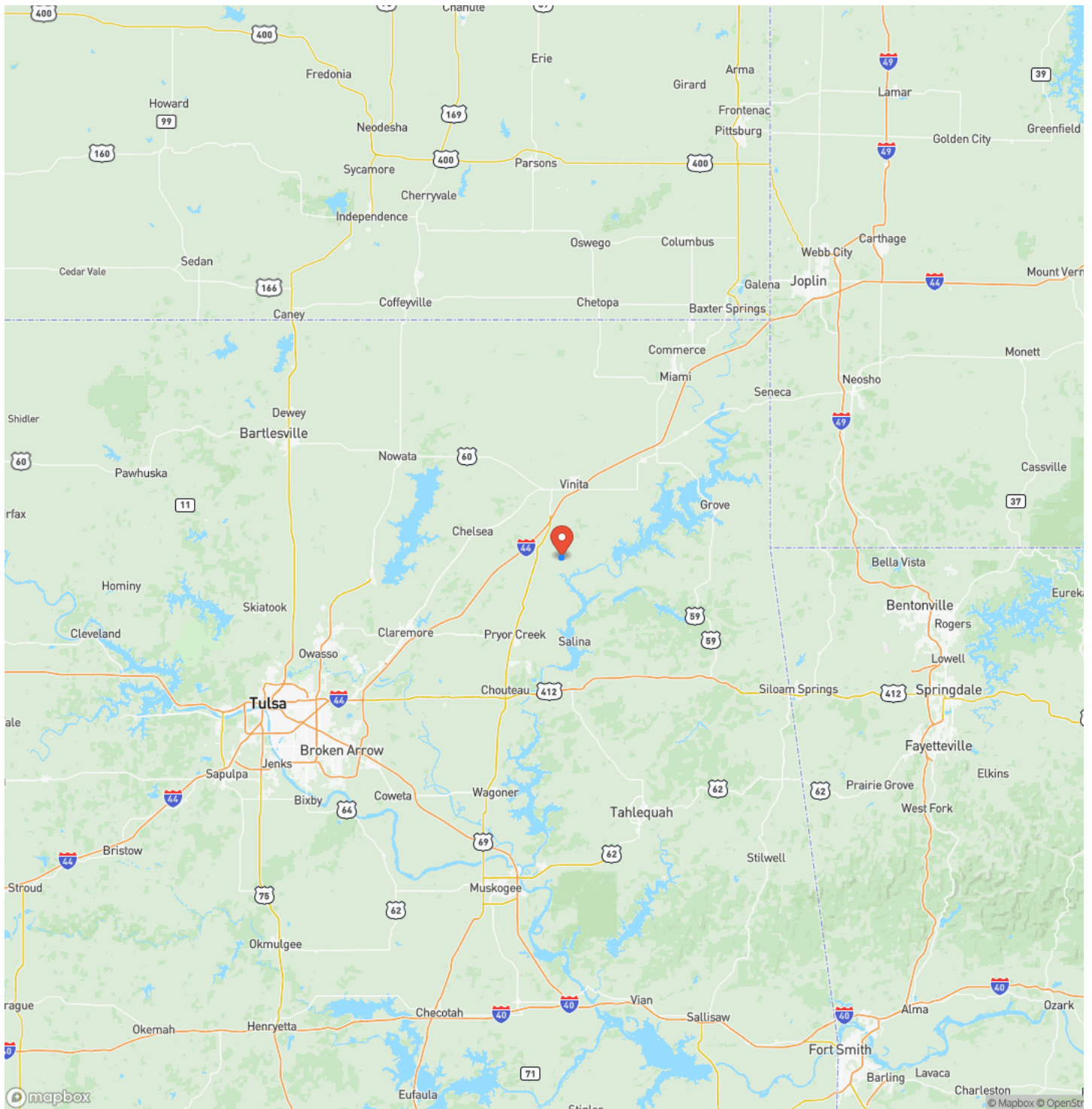
**Multi-Home Cattle Ranch
Big Cabin, OK / Mayes County**



Locator Map



Locator Map



Satellite Map



Multi-Home Cattle Ranch

Big Cabin, OK / Mayes County

LISTING REPRESENTATIVE

For more information contact:



Representative

Chuck Bellatti

Mobile

(918) 859-2412

Email

chuck.bellatti@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

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This image shows a single 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.



www.arrowheadlandcompany.com

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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