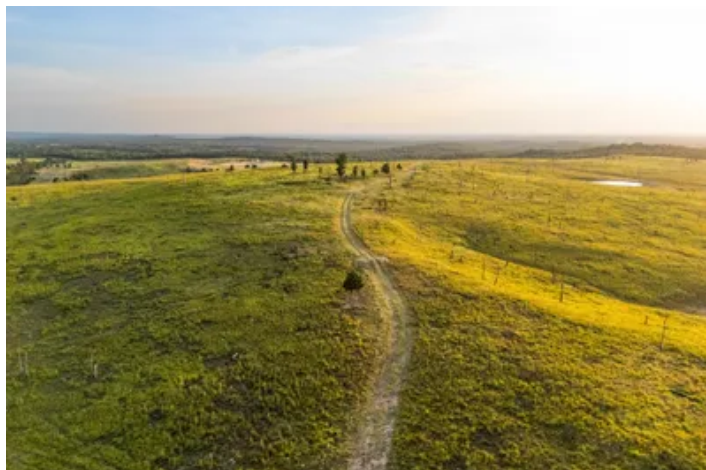


Bailey Hill Ranch
00 Hooe Road
Wardville, OK 74576

\$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/>

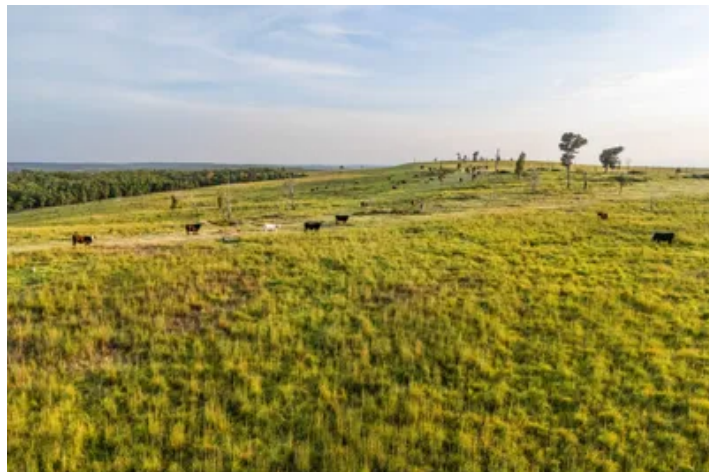


PROPERTY DESCRIPTION

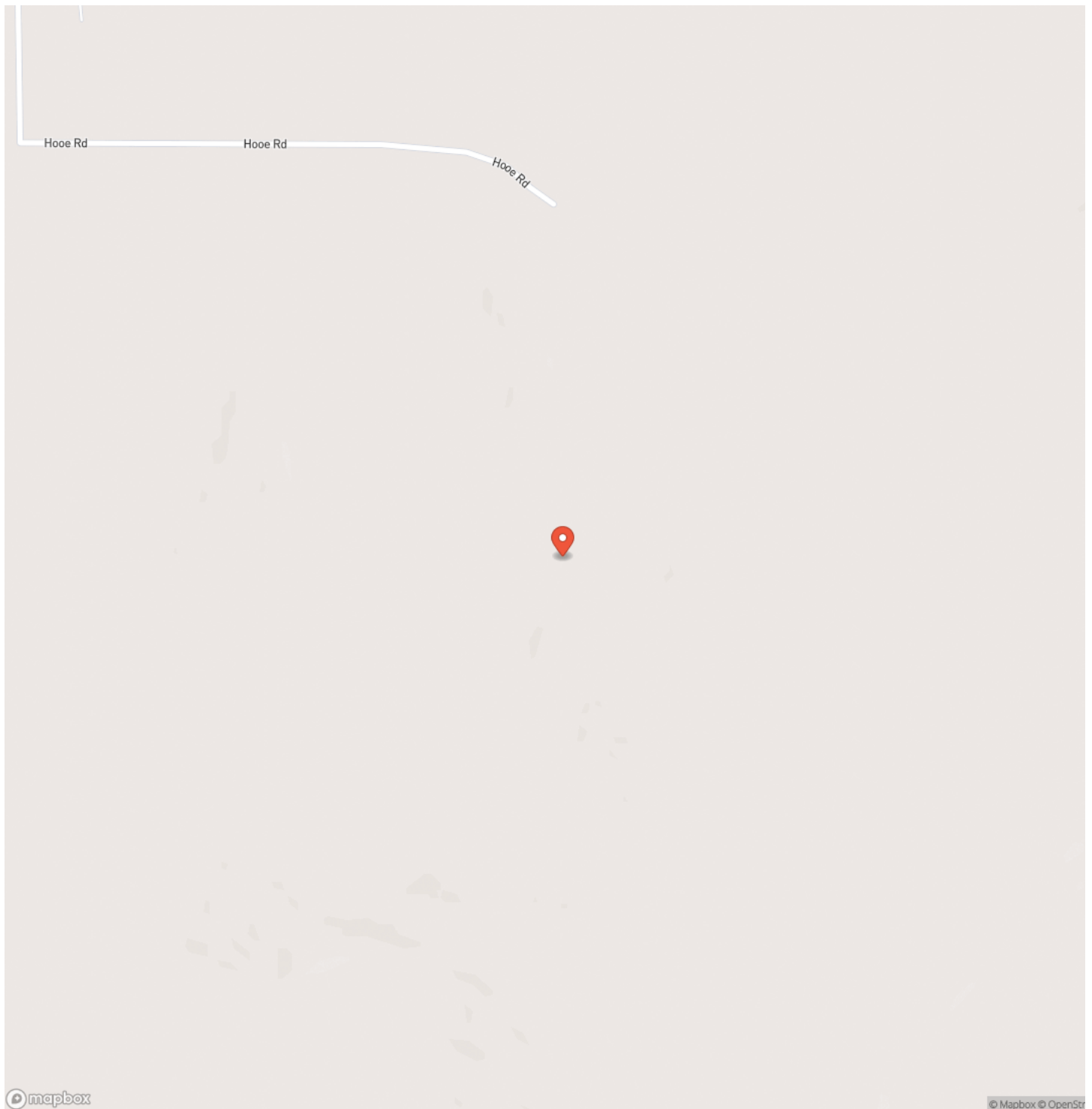
If you have been looking for a high-quality cattle operation in southeastern Oklahoma, this 522+/- acre ranch in Atoka County offers the improvements and carrying capacity to support a productive livestock program from day one. The property consists primarily of improved pasture with an excellent stand 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.

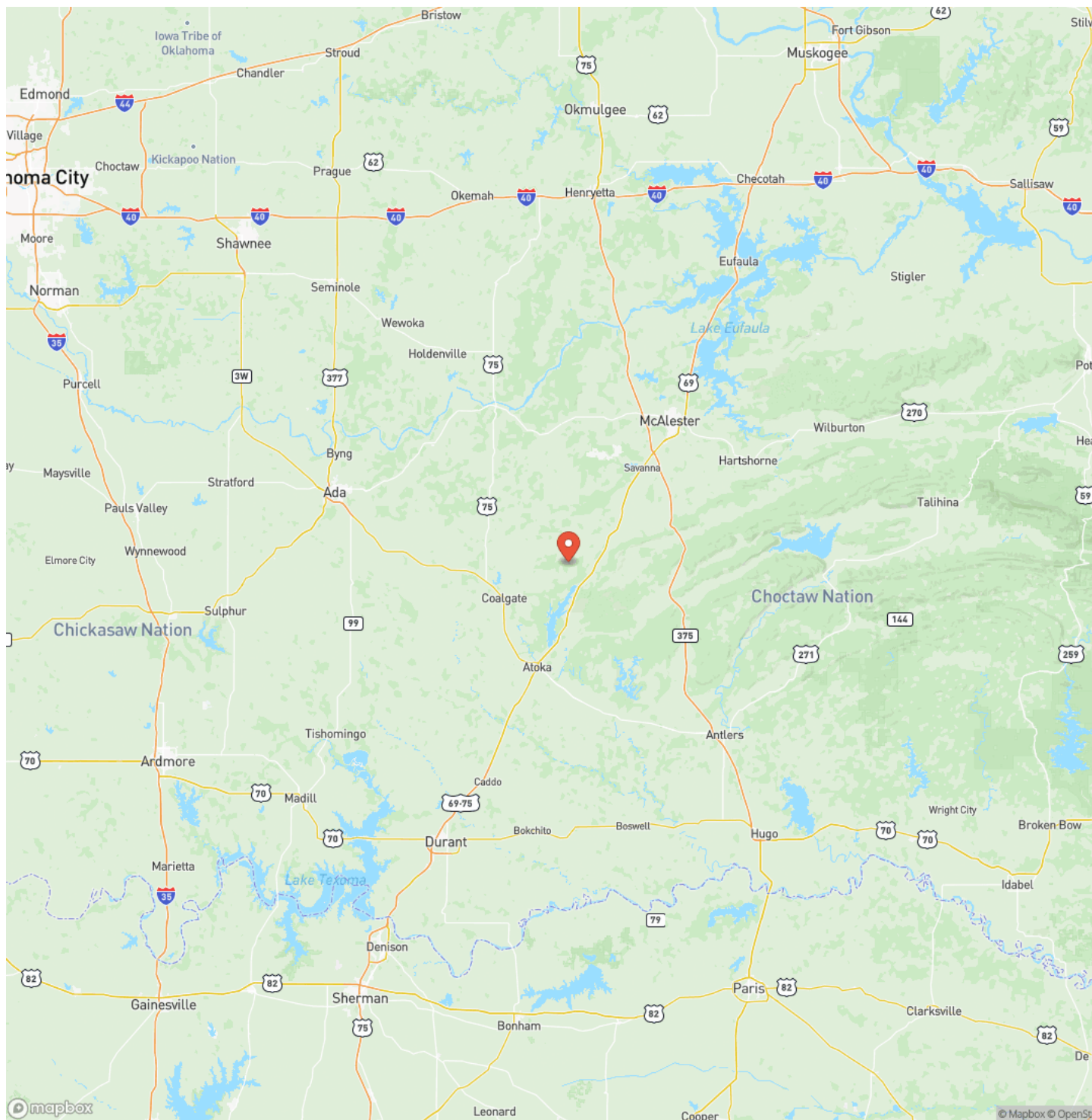
Bailey Hill Ranch
Wardville, OK / Atoka County



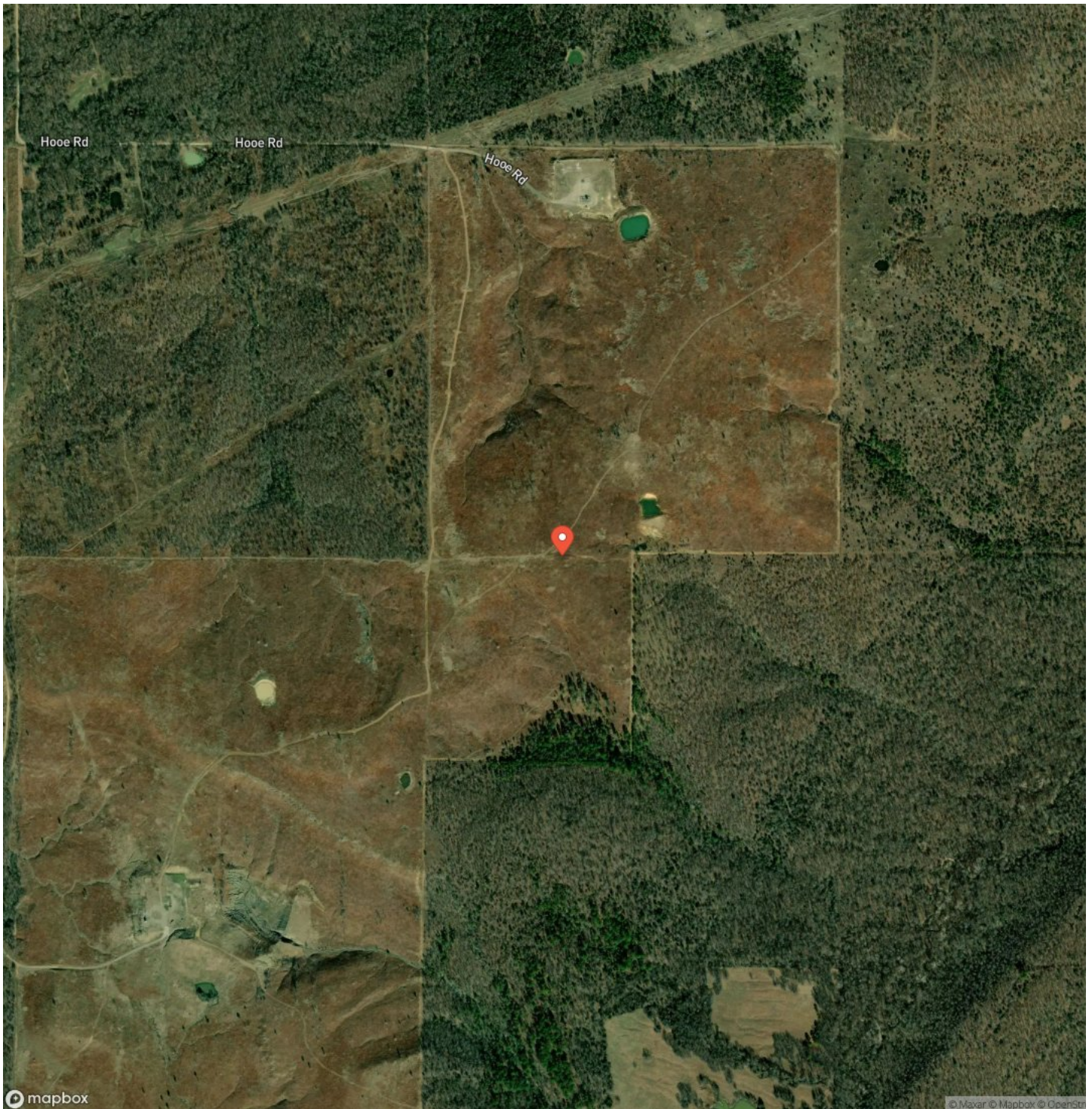
Locator Map



Locator Map



Satellite Map



Bailey Hill Ranch
Wardville, OK / Atoka County

LISTING REPRESENTATIVE

For more information contact:



Representative

Owen Bellis

Mobile

(918) 367-7050

Email

owen.bellis@arrowheadlandcompany.com

Address

City / State / Zip

Kellyville, OK 74039

NOTES

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<https://arrowheadlandcompany.com/>

DISCLAIMERS

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