**Bailey Hill Ranch**
**00 Hooe Road**
**Wardville, OK 74576**

**$2,613,650**
**522± Acres**
**Atoka County**







ARROWHEAD LAND COMPANY



**MORE INFO ONLINE:**

**https://arrowheadlandcompany.com/**

## 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/





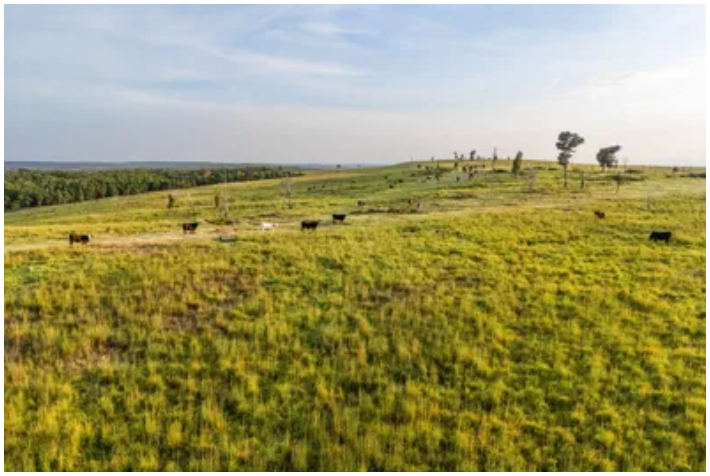


## PROPERTY DESCRIPTION

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 .

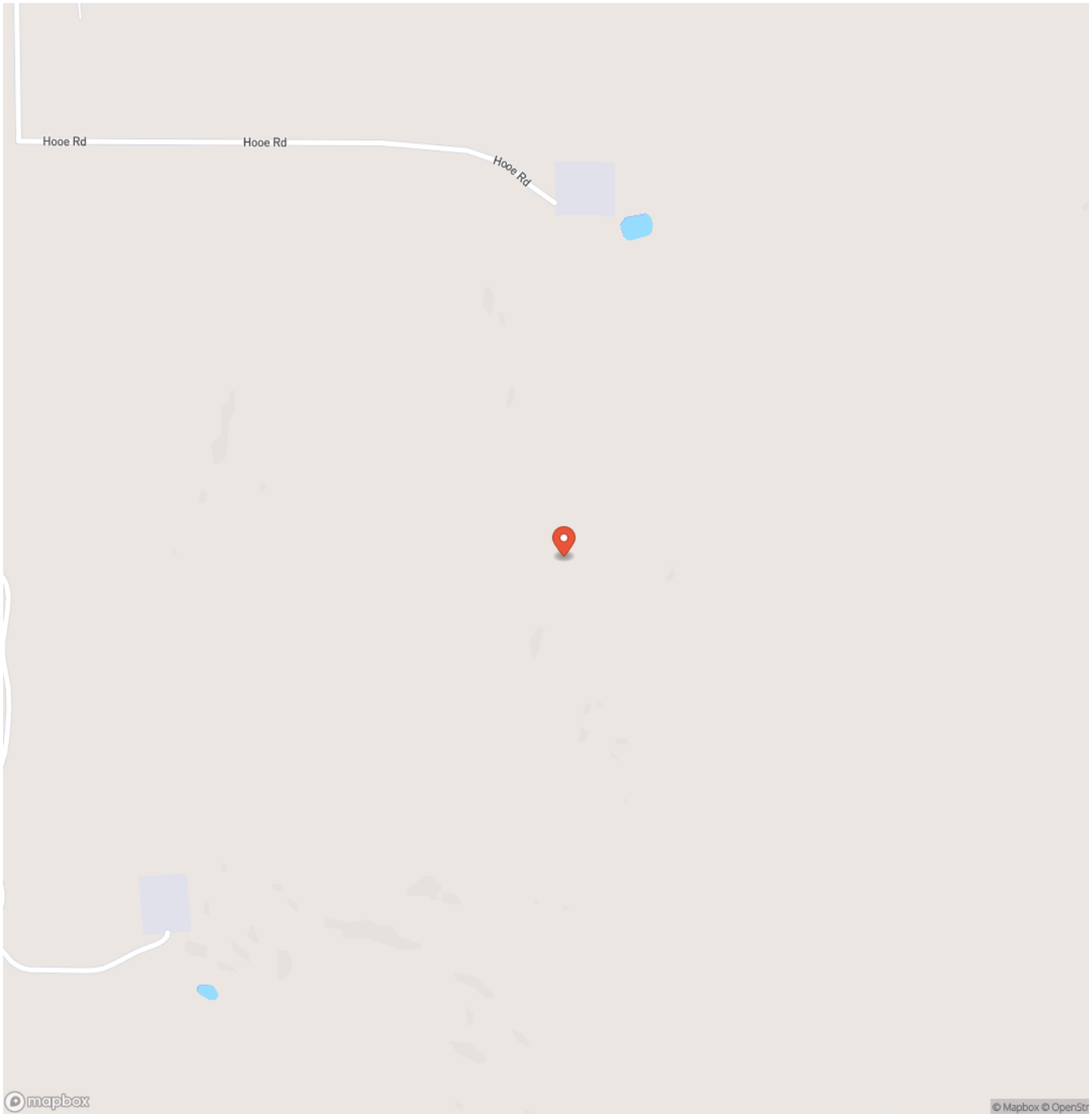
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey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



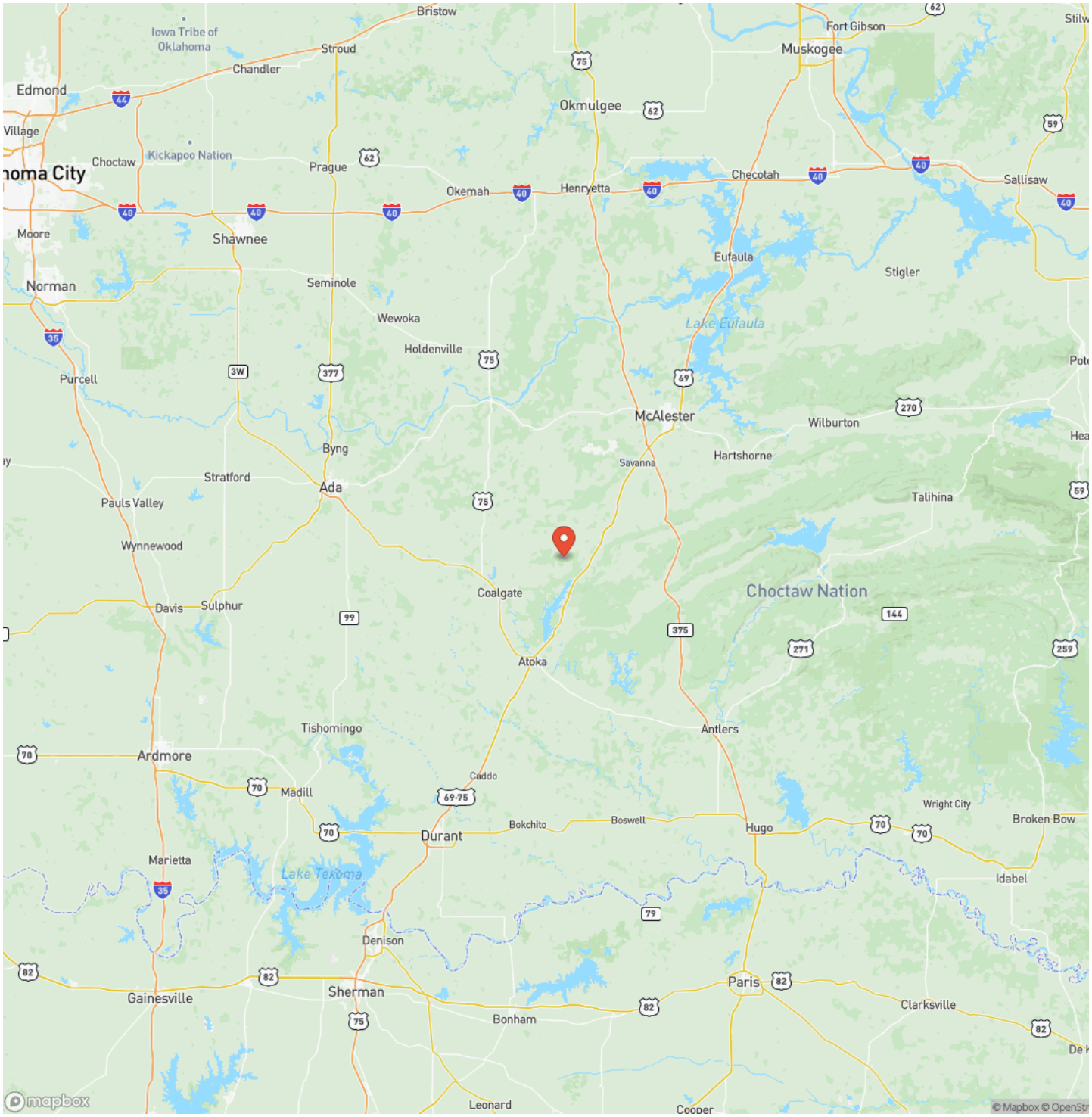





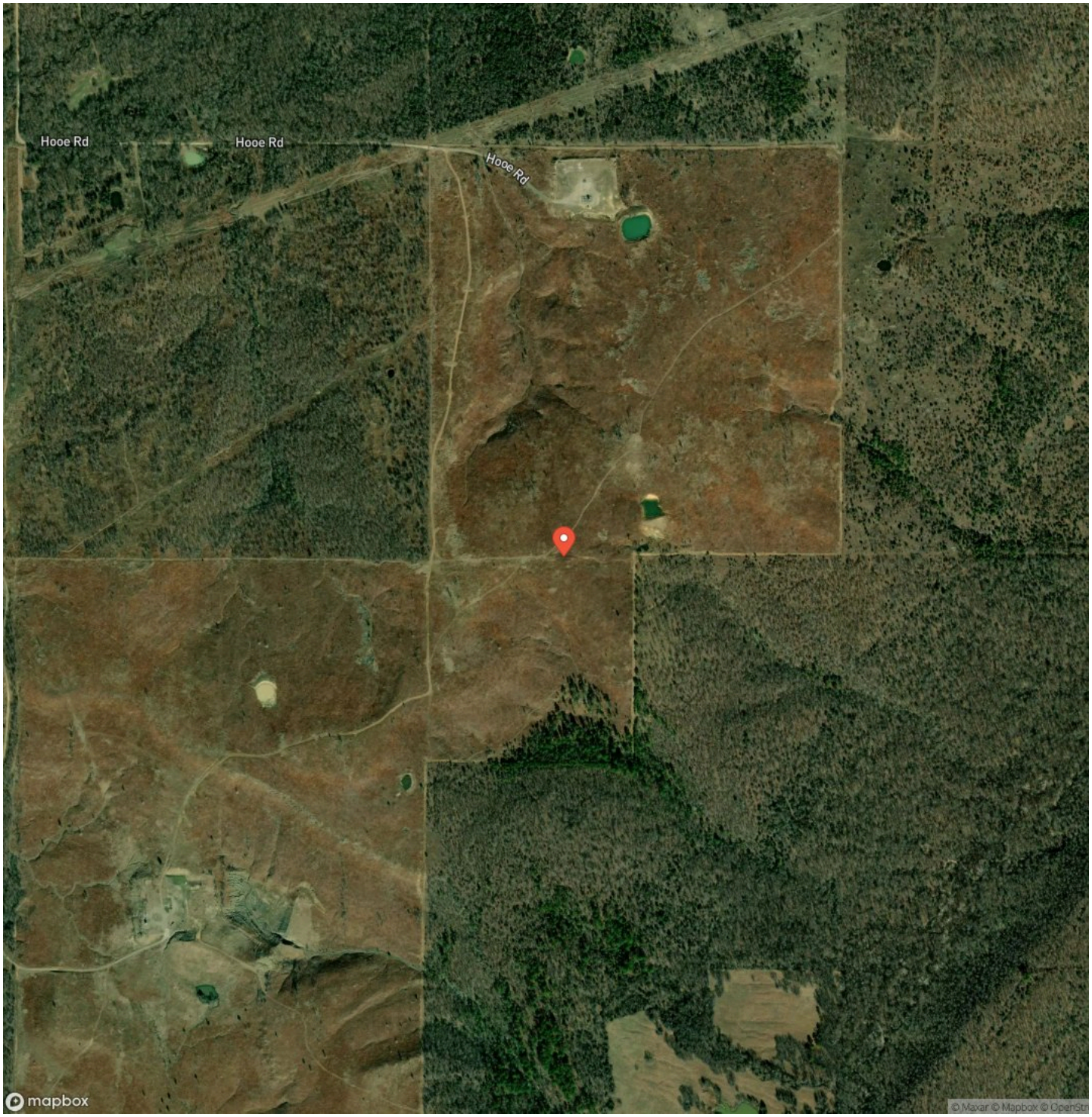
# Locator Map



# Locator Map


Bristow
Iowa Tribe of Oklahoma
Stroud
Chandler
Fort Gibson
Muskogee
Edmond
Okmulgee
Village
Choctaw
Kickapoo Nation
Prague
Checotah
Sallisaw
Okemah
Henryetta
Moore
Shawnee
Eufaula
Stigler
Norman
Seminole
Wewoka
Lake Eufaula
Holdenville
Purcell
McAlester
Wilburton
Byng
Savanna
Hartshorne
Stratford
Ada
Talihina
Pauls Valley
Wynnewood
Coalgate
Choctaw Nation
Davis
Sulphur
Atoka
Tishomingo
Antlers
Ardmore
Caddo
Madill
Wright City
Broken Bow
Bokchito
Boswell
Durant
Hugo
Marietta
Lake Texoma
Idabel
Denison
Paris
Gainesville
Sherman
Clarksville
Bonham
Leonard
Cooper
mapbox

# Satellite Map



## 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**

**NOTES**

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