



**AltaTerra Realty
and Auction LLC**

Premier Cattle Ranch In Idabel Oklahoma

TBD Hamilton Road, Idabel OK 74745



Cattle ranch for sale near Idabel Oklahoma in McCurtain County and conveniently located just off US HWY 259 on Hamilton Road. The ranch consists of 785 acres of mixed pasture ground and recreational hunting property perfect for cattle operation or investor. Located just minutes north of Idabel, OK, you will not find another large piece of land so close to town. The property lends itself for cattle operation, recreational, mixed-use and the development potential is endless with utilities available. Smaller homesites, commercial development, recreational development, etc.. The ranch sits less than 20 minutes from Beavers Bend vacation area where planned Choctaw Casino development and HWY enlargement makes this property perfect for long term investment.



Seller is finishing new home construction next to the newly constructed lake. Secondary home is being utilized for rental income and can be used for managers quarters. The land is prime with Bermuda and native grasses for hay and pasture grazing. Fenced and cross-fenced for a cattle rotation management program that fits any rancher. Water is abundant throughout the ranch with livestock ponds in most pastures. Miles of trails and recreational timber for hunting showcases the local game of whitetail deer, turkey, ducks and hog. Newly constructed lake for fishing. Live water creek runs through the property. **SELLER FINANCING AVAILABLE!!**

Seller will entertain selling southern 140 acres and home separately. Please contact J.W. Ross for private showing and additional information.



J.W. Ross, Broker

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See Below For More
Information!

Price: \$2,495,000
Lot size: 785+/- Acres

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**AltaTerra Realty
and Auction LLC**

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