



SOUTH SANS BOIS RANCH

RED OAK, OKLAHOMA | 4,641 ACRES | \$13,500,000

South Sans Bois Ranch is a beautiful 4,641 +/- acre ranch situated in Southeast Oklahoma. This is a division of the renown Lucky 7 Registered Angus Ranch, the #1 Feed Efficient seedstock operation in the world! This is the remaining core of, at one time, one of the largest ranches in southeast Oklahoma. The history reaps in this area, home of the James and Younger Gangs, Robbers Cave, Sans Bois Hideouts, and don't forget the Butterfield Stagecoach! One of the old stagecoach stations still stands just a couple of miles from the ranch. Native Indian artifacts abound along Brazil Creek for an even deeper history. Properties in Oklahoma of this size do not come along very often. This ranch not only provides an outstanding pasture program for a cow/calf operation or a yearling program, but access to world-class whitetail deer and eastern wild turkey. And do not forget the occasional black bear!

This wonderful ranch is situated northeast of Red Oak, Oklahoma. It is just over 3 hours from DFW, and just under 3 hours from OKC. Ft. Smith, Ark is less than an hour to the east. Poteau, Wilburton and McAlester, the county seats for LeFlore, Latimer and Pittsburg respectively, are all just a short drive. The property lays in both Latimer and LeFlore counties, and in the valley of the historic Butterfield Stagecoach route!

While easy access from a paved county road, the property lays cubby holed against Brazil Creek, the Sans Bois Mountains to the north as well as over a mile and a half of direct border to the 7000+ acre Sans Bois Game Management Area. This provides for access yet great privacy, with the only county road being on the SW portion of the ranch.



IMPROVEMENTS

The main home which is a BV 2,487 square foot heated area built in 2009 and in excellent condition. The farmstead home is a rock sided 3,280 square feet heated area, built in the 50's but well cared for and maintained and in good condition. There is a very nice double wide manufactured home, as well as a ranch hand cabin with all services. An older home not presently occupied is also present. There are 15+ barns, sheds and covers scattered on the property. The barns provide for adequate storage and shelter as well as a very substantial bulk feed program for the various feed bunk lines on the ranch. Also includes three sets of steel working pens with scales at one location. The fences are in good condition, mostly five wire with t-posts, and extensive cross fencing allowing for maximum and efficient usage of the pasture program.

ACREAGE & DESCRIPTION

The pasture program is significant. The ranch is 80% open with approximately 75% class 4 or better soils. This, while being in an approximate 45-inch rainfall area, with the Bermuda grass base supplemented with the Bahia, Dallis, Orchard, Lespedeza, Fescue, and various clovers as well as the native grasses, provides for just an outstanding carrying-stocking rate. This is totally evidenced by the present stocking rate and yet an over-abundance of forage.

The current owner has also done a great job of developing the property the last few years, having converted substantial wooded area to pasture. Work is still in progress, and when complete, the carrying capacity, presently at approximately 900+ head of mainly registered Angus cattle with outstanding production and weaning weights, can be extended even further. While some of the upland presently in timber should stay as same, there is still room in the bottoms with good soils which could be easily developed further.







SUMMARY

This is a great opportunity to own a nice productive ranch in Southeast Oklahoma. This property has been professionally managed to improve forage production and is move in ready. If you are interested in a turnkey operation, cattle and equipment could possibly be purchased as well. Just a once-in-a-lifetime opportunity to purchase a ranch of this style and quality along with, again, cattle from the Lucky 7 Angus Ranch, the #1 Feed Efficient seedstock operation in the world! This is an innovative ranch and leaders in Branded Environmentally Friendly Beef, providing #1 carbon footprints in today's environmentally concerned world.



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