

CROWN H CATTLE RANCH ON CANEY RIVER

1,414 +/- Acres

Washington County, OK

\$5,500,000

NATIONAL LAND REALTY®

Address:

0000 N. 3945 Road
Dewey, OK 74029

Property Highlights:

This land investment in the Osage Hills is an opportunity at a spectacular working cattle ranch near Bartlesville, Oklahoma with an aesthetically pleasing combination of native prairie, river bottom pasture with an elevated carrying capacity, beautiful riparian and timbered bluff areas for wildlife, secluded country homes and an insulated office building with attached workshop and HVAC. Due to the improved bottomland pastures, the carrying capacity is 424 animal units (AU) or cow/calf pairs, putting the asking price per animal unit well below the industry standard for beef production. In the upland meadow area you find unrivaled views that will truly take your breath away. Whether you're looking for a gorgeous, diverse piece of dirt on which to make a living, a private and productive ranch to call home only minutes from town or you simply enjoy hunting or watching wildlife in the heart of America, you'll definitely want to take a closer look at this unique piece.

Taxes: \$3,011/year (2020)



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www.nationalland.com/viewlisting.php?listingid=1386345

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