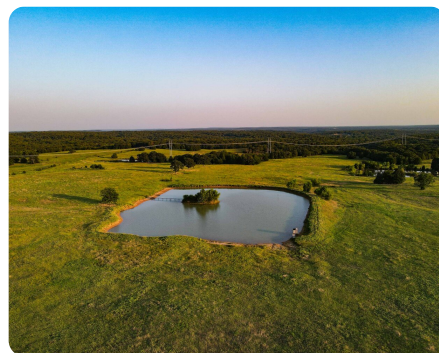
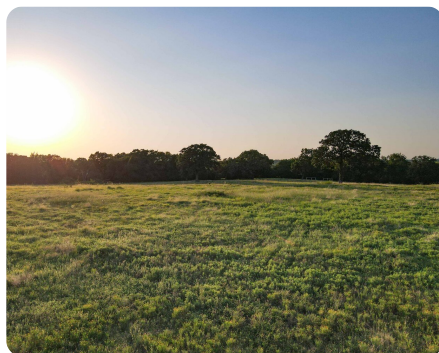
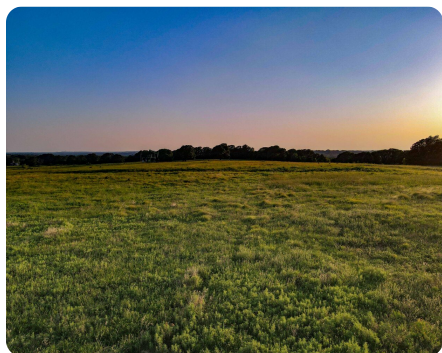


SOLD



Flat Rock Ranch

335 +/- Acres | Seminole County, OK



ADDRESS

35786 EW 1340 RD
Maud, OK 74854

LOCATION

Seminole Oklahoma Head west on E Broadway Ave toward N Milt Phillips Ave 144 ft Turn left onto US-377 S/N Milt Phillips Ave Continue to follow US-377 S 10.6 mi Turn left onto Ew134 Rd 2.3 mi Turn right Destination will be on the left 486 ft Seminole County

PROPERTY SUMMARY

Salt Creek Ranch consists of 335 acres of highly productive pasture, mature hardwood timber, and picturesque views! Access is gained from a well-maintained county road through the north gate that will lead to the headquarters consisting of a beautiful 3/2 ranch home, separate garage, storm shelter, and shop/barn with working pens! The home is immaculate and ready for entertaining guests or spending quiet evenings in solitude. This ranch can run 40 cow/calf pairs plus hay production and is conveniently located just 20 minutes from both the towns of Ada and Seminole! With 4 crossed fenced units on 200 pastured acres and 7 ponds, establishing a rotational grazing operation would be effortless. Annual rainfall is at 47-plus inches which will be a key factor in maximizing carrying capacity! If a turn key cattle operation with excellent hunting opportunities is in your future, give me a call today for your personalized showing!

nationalland.com/listing/salt-creek-ranch



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