

# Ranch For Sale

## CORPORATE/PRIVATE RETREAT/RECREATIONAL/LIVING-WORKING RANCH

Great Country Living 240 acres, lots of water, great fishing, hunting, hiking, 4-wheeler trails, horseback riding facilities, rifle range, 3D Archery Range, 2800 sq ft 3 bedroom 3 bath house CHA, also, 16 x 28 Bunkhouse with an 8 x 28 covered porch with view of water w/CHA, bathroom and kitchen area. Gazebo over looking water, hot tub, swimming deck. Two Aviagen Income producing (\$82,000) pullet houses with concrete Floors & Control Room, 13,000 sq ft covered Barn w/Pens and Shop. Very diversified property, Interstate 40, Exit 303 South 3 1/2 miles on the right - Sallisaw, Oklahoma, \$1,339,000.00. Cattle and other related ranch equipment can be purchased at Fair Market value. Show by appointment only, 918-605-1038. This property can be purchased with or without pullet houses. Financing possible. \$996,000 - Property may be purchased with out Income Producing Pullet Houses. Owner will retain Pullet Houses and 30 acres m/l.

