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Okemah, OK 74859

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**MLS# 2604655**



**\$1,250,000**

**4 Bedrooms | 4 Bathrooms | 3,439 Sqft**

This turnkey 80-acre ranch offers an exceptional blend of grazable land, reliable water sources, and extensive infrastructure, ideal for cattle, horses, recreation, or a private ranch retreat. Thoughtfully designed with quality improvements, this property is ready for immediate use. The land is fully fenced with approximately 3.5 miles of six-wire barbed fencing on 8-foot T-posts. Well-established Yellow Hop Clover and Bermuda grass provide excellent forage. Five strategically placed man-made ponds feature strong runoff and engineered spillways. Water resources are abundant, including two well houses, three total water taps (one rural water connection and two well taps), with wells servicing the main residence. A centrally located working corral supports livestock operations, along with a secondary corral near the smaller barn. Two barns, both equipped with electric and water, enhance functionality. The primary barn includes four stables, concrete flooring (excluding stalls), storage room, hay manger, and troughs. The second barn offers a full tack room and manger. Designed for both comfort and entertaining, the home features 4 bedrooms, 3 bathrooms, a formal dining room, and private office. The spacious primary suite includes a stone fireplace and oversized walk-in closet. The inviting main living room has a wet bar which adds to the home's



**Amanda Bivens**

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