



460 Acre Cattle & Hunting Ranch

Eaton Ranch is an exceptional property featuring 460.5[±] acres with lush improved bermuda and fescue pastures, barn, pipe working pens and loading ramp, and ponds ideal for cattle ranching and sporting recreation. Timber-lined Pryor creek transveres the property providing abundant water, whitetails and waterfowl.

- Pipe Working Pens
- 7 Stock ponds
- Fenced & Cross-Fenced
- 60'x30' Shop/Barn

Located 6-minutes North of Pryor immediately West of Hwy 69 in Mayes county, OK.



LISTING PRICE:

\$2,532,750 (\$5,500/ac)



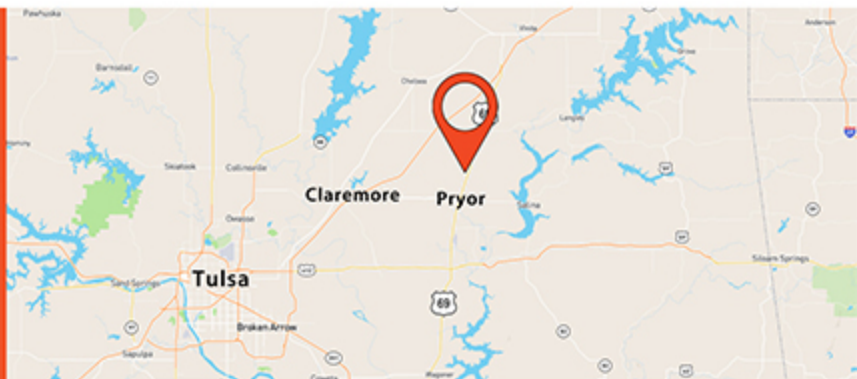
PROPERTY LOCATION:

3588 N 432 Rd
Pryor, OK 74361



OPEN HOUSE/INSPECTIONS:

By appointment; call 918-550-8118.



The 460.5[±] acre Eaton Ranch features improved bermuda and fescue pastures with six-wire perimeter fencing and cross-fencing, a 60'x30' shop/barn with pipe working pens as well as timberlined creeks. Lush rolling terrain provides outstanding wildlife habitat loaded with whitetails and waterfowl. Located 6-minutes North of Pryor, OK West of Hwy 69 at the intersection of N 432 Rd & 460 Rd.

SCHOOLS: Pryor Public Schools

WATER: Mayes County RWD #4

SOIL: Mostly silt loam w/ some silty clay loam



7 STOCK PONDS



IMPROVED BERMUDA PASTURES



60'x30' BARN/SHOP & PENS



WHITEAILS & WATERFOWL

