

FISHER RANCH - EUFAULA, OKLAHOMA



EXECUTIVE SUMMARY

The Fisher Ranch, one of Oklahoma's larger reputation ranches, consisting of 11,504± acres, is located 60 miles south of Tulsa in McIntosh County. This good working ranch is being operated as a year-round home for 1,500 cows and approximately 70 ranch horses. Lying along on both sides of State Highway 9, just east of the Indian Nation Turnpike, the ranch is easily accessible and centrally located in the heart of cattle country.

Put together by longtime rancher Roy Fisher, and recognized and awarded for its stewardship practices over many years, this ranch has a rich history of raising strong cattle and excellent ranch horses. The Fisher Ranch is nestled in the surrounding hills and is interspersed by live creeks, and numerous lakes and ponds. There are trophy whitetail deer, turkey, quail, and outstanding fishing on the property, all of which add to the income stream of this outfit. As the crow flies, it is less than a half-mile to the largest lake in Oklahoma, Lake Eufaula.



OFFERED AT \$21,000,000



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FACTS

- 11,504± deeded acres
- 1,400± leased acres adjoining the ranch to the west
- Approximately 50 percent of the property is native grass, approximately 40 percent is bermudagrass, and approximately 10 percent is brush covered
- Historically running 1,500± cow/calf pairs annually (includes the leased acres)
- Typically run around 70 horses on the ranch annually
- There is a 280± acre grass hay meadow
- The ranch is estimated to have over 100 ponds/lakes
- The improvements are older and modest, with three sets of working pens and two homes used as rentals
- Real estate taxes are approximately \$10,230
- Priced at \$1,825 per acre (includes 50 percent of minerals owned by the sellers)

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