



***WorldClassRanches.com***

**Your Brand for Ranches and Trophy Property**

*Sandy B. Bahe, Accredited Land Consultant*

# Garvin 107



**107 Acres • \$3,130.84/Acre • \$335,000.00**

Accredited Land Brokers, LLC  
1405 S George Nigh Expwy, McAlester, OK 74501  
Office: 918-426-6006 Fax: 918-426-6022



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## Property Details

LOCATION: 3 Hours from Dallas, Tx. 1.5 Hours from Fort Smith, Ar. 2 Hours from Tulsa, Ok.

IMPROVEMENTS: House, Shop, Shed, Some Fencing

UTILITIES: Electricity, Propane, Water

TOPOGRAPHY: Gently Rolling with a pond wooded area and some pasture land

GRASSES: Bermuda grass and native grasses

ACCESS: State Hw frontage on South side and Country road frontage in North side

WILDLIFE: Whitetail Deer, Turkey, Squirrels...

COMMENTS: House, Deck, Above Ground Pool, Barn, Shed, Some Fencing



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House



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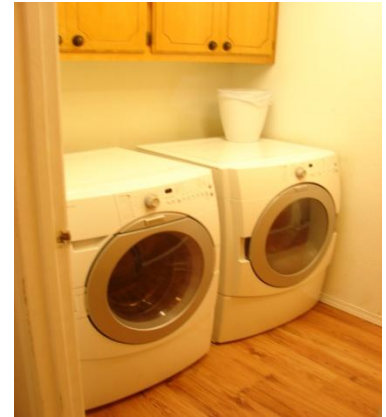


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House



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**Farm**



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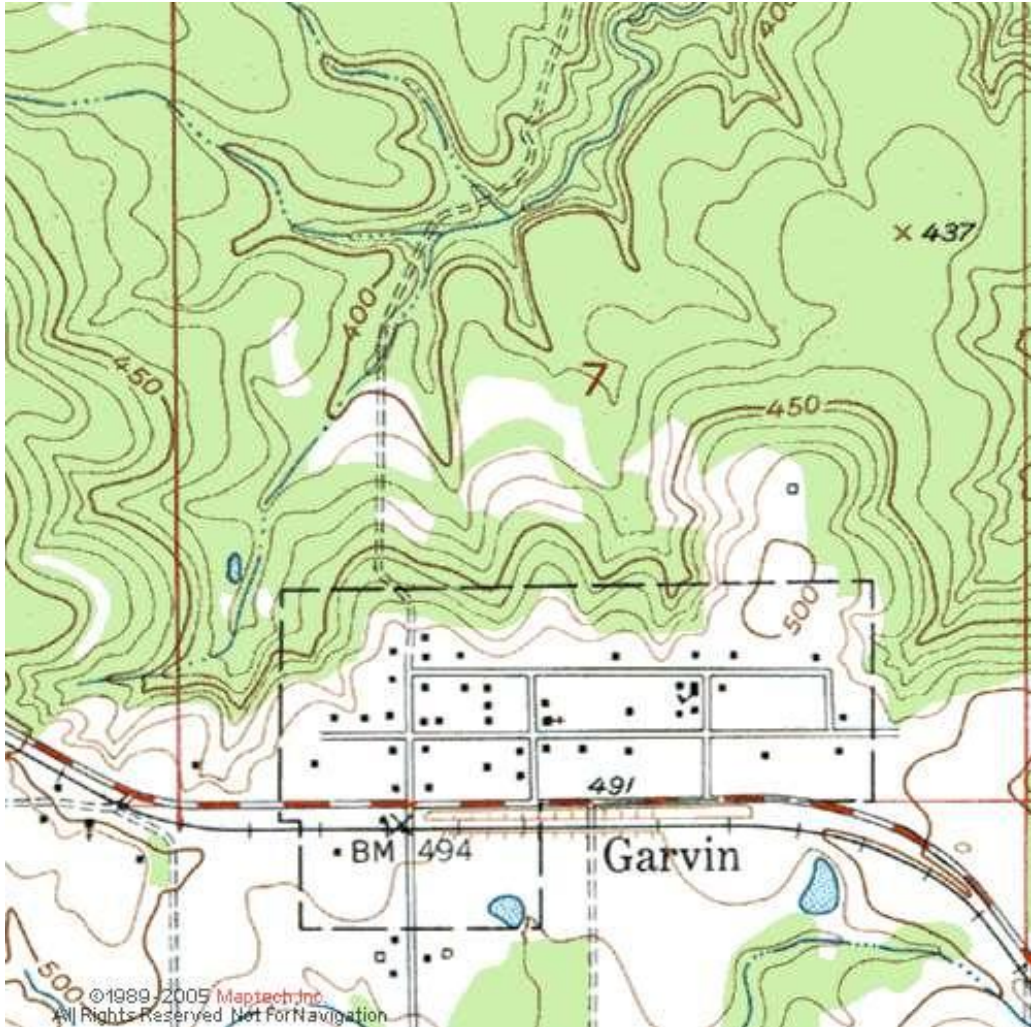


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Topographical Map



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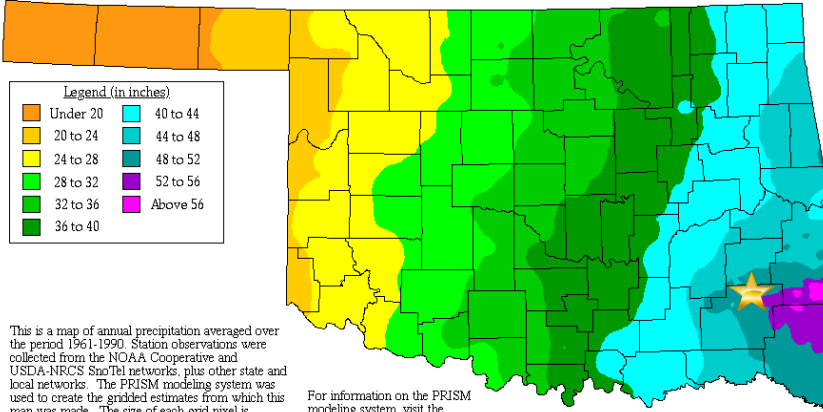


**Average Annual Precipitation**

Copyright 2000 by Spatial Climate Analysis Service,  
Oregon State University

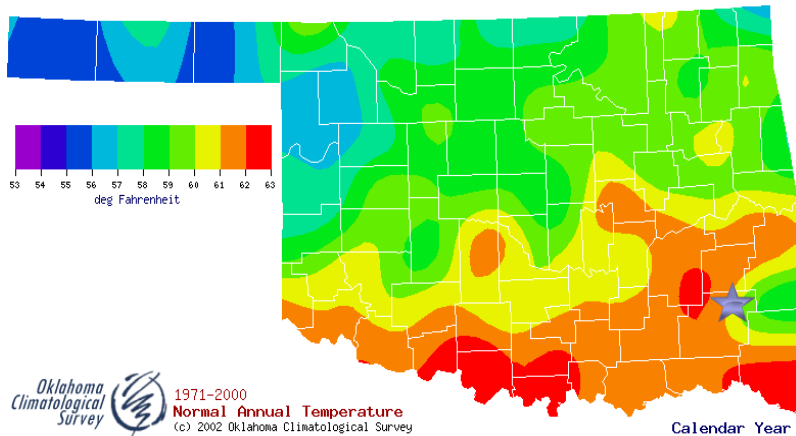
**Oklahoma**

The latest PRISM digital data sets created by the SCAS can be obtained from the Climate Source at <http://www.climatesource.com>



This is a map of annual precipitation averaged over the period 1961-1990. Station observations were collected from the NOAA Cooperative and USDA-NRCS Snotel networks, plus other state and local networks. The PRISM modeling system was used to create the gridded estimates from which this map was made. The size of each grid pixel is approximately 4x4 km. Support was provided by the NRCS Water and Climate Center.

For information on the PRISM modeling system, visit the SCAS web site at <http://www.ocs.orst.edu/prism>



1971-2000  
**Normal Annual Temperature**  
(c) 2002 Oklahoma Climatological Survey

Calendar Year

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