



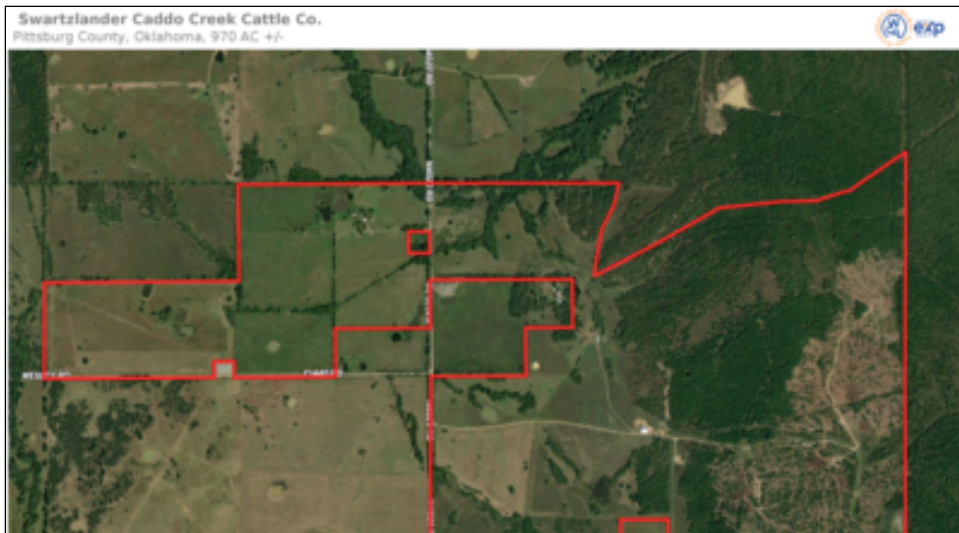
WorldClassRanches.com  
Your Brand for Ranch & Trophy Properties

# World Class Ranches Team Brokered by EXP Realty

320 E. Carl Albert Parkway, B1 | McAlester, OK 74501

**Caddo Creek Ranch 920 Acres**

**\$2,400,000.00**



This amazing combination ranch has a stocking rate of 100 pair, very good fencing, 17 stock ponds, barns, pens and everything you need to start running your livestock. About 80 acres of the ranch was previously planted in corn and has now been converted back to pasture. Much of the open ground can be baled for hay. The pasture consists of improved Bermuda Grass, clovers, Korean Lespedeza, some Fescue and native grasses. The property is cross-fenced into 13 pastures with 17 ponds, and numerous catch pens and sorting pens. There are multiple barns, one is about two years old, and one was configured for goats/sheep, with appropriate pens for the goats/sheep. On a rise overlooking much of the ranch, and valley and foothills beyond the ranch, a house pad site has been prepared with a well and electricity to the site. From this site you can see for many miles. With a pond and Pine trees behind the site, it is a very beautiful and tranquil setting approximately 3300 feet from the county road. Call Sandy Brock Bahe for information or to view at 918-470-4710 or Toll Free at 844-WCR-LAND.

## Property Highlights

**Price Per Acre:** 2,620.08

**Acreage:** 920 Acres, more or less

**Location:** 2.5 hrs to Dallas; 2.10 hrs. OKC, OK

**Closest Town:** Kiowa, Oklahoma

**Access:** County road frontage

**Taxes:** \$946.46/2022

**Topography:** Flat meadows & pastures, rolling wooded hills

**Improvements:** Fencing, ponds, barns, pens, home site

**Forage:** improved Bermuda, clovers, and native grasses

**Capacity:** 100 pair

**Water:** 14 ponds, well

**Wildlife:** Whitetail, turkey, squirrels, Dove, other

**Utilities:** Electricity, Water wells

**Development Potential** The Buyer could subdivide the property

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