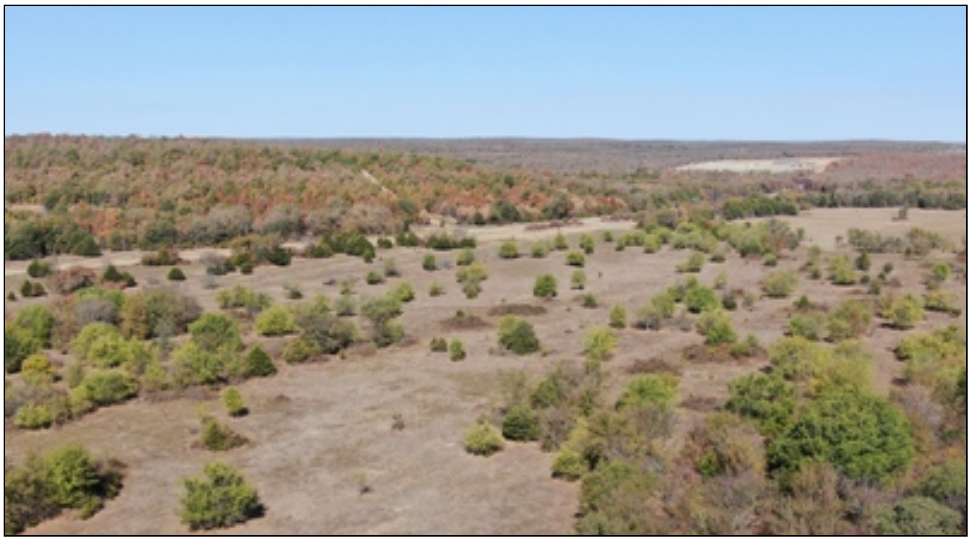
World Class Ranches Team Brokered by EXP Realty

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

Scipio 150 acres — $330,000.00









These 150 acres is fenced and cross fenced into two parcels. The fencing along the west boundary is new with five strands of barbed wire and steel T-posts. The balance of fencing is older but in good condition. A county road runs along the entire east boundary of the property. Electricity is along the road also. Three ponds are a water source for livestock and wildlife. The grasses consist of Bermuda and native grasses. The area is known for an abundance of Whitetail Deer and good turkey hunting. Well water is used by the neighbors for household water It lies in a sparsely populated area with nice foothill view to the west/northwest. The neighboring property to the west and north is heavily wooded providing habitat for wildlife. The neighboring property to the east and south is in pasture. There is a seasonal stream on the land. If you are looking for a property to run a few cows and enjoying hunting and outdoor activities look at this one. Located about 3.5 hours north of Dallas, Texas, and about 1.75 hours south of Oklahoma City, Oklahoma. The Canadian River runs about 2 miles north and west of the property. Beautiful Eufaula Lake is about 45 minutes to the northeast. This lake is over 50 miles from north to south with over 300 miles of shoreline and offers a multitude of water sports, fishing and boating opportunities; as well as restaurants and unique shopping options. Call Sandy Brock Bahe at 918-470-4710 or Toll Free at 844-WCR-LAND.

Property Highlights

Price Per Acre: 2,200.00

Acreage: 150 Acres

Location: 3.5 hours N. of Dallas, 1.45 S.E. of OKC, OK

Closest Town: McAlester

Access: County road

Topography: Flat pasture to very gently rolling woods

Improvements: Fencing, gates, three ponds

Forage: Bermuda and native grasses

Water: Three ponds, seasonal streams

Wildlife: Whitetail Deer, Turkey and others

Utilites: Electricity

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Sandy Brock Bahe
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