World Class Ranches Team Brokered by EXP Realty

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

Salt Creek Ranch 250 acres m/l — $850,000.00









This 250-acre ranch consists of about 140 acres of gently rolling pastures with the balance being lightly to heavily forested. Nine pastures allow for grazing rotation. The 9 ponds provide ample water for livestock and wildlife. At least one of the ponds is spring fed. Many of the ponds are stocked with fish. There is also one spring on the west side of the ranch. Two barns and working pens are in place, as well as a mobile home for guests, ranch hand or rental. Forage consists of a good mix of cool and warm season grasses including Bermuda Grass, Native Grasses, Clovers, Japanese Lespedeza, and some Fescue. The property is aesthetically beautiful and diverse. The ranch is home to Whitetail Deer, Turkey, Dove, Squirrels and other indigenous wildlife. The one-story ranch home was originally constructed in 1906 and the owner spared no expense completing a beautiful and dramatic remodel. The 2240 square feet features four bedrooms and two full bathrooms. The very large kitchen/living/dining room has cathedral and beamed ceilings and a large wood burning fireplace with blowers. The flooring is tile, most of the counter tops are tile with some being laminate. Gorgeous woodwork gives the home warmth and an inviting ambience. Central Heat and Air conditioning, built-in storage, and solid wood doors and trim add to the already impressive features. The primary bedrooms sports a massive walk in closet. Call Sandy Brock Bahe at 918-470-4710.

Property Highlights

Acreage: 250 acres

Location: 3 hrs. N of Dallas, TX, 2 hrs. S. of OKC, OK

Closest Town: Kiowa

Access: 3.5 miles of Gravel county road

Taxes: $424.92/year

Topography: Gently rolling pastures and forests

Improvements: Home, barns, ponds, fencing, roads & trails

Home Sqft: 2240

Bedrooms: 4

Baths: 2

Forage: Bermuda. clovers, Japanese lespedeza, native

Capacity: 30 Pair

Water: 10 ponds, Salt Creek

Wildlife: Whitetail deer, turkey, squirrels, dove, etc.

Utilites: Electricity, septic, propane

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