



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

Tannehill Cattle Ranch 235.77 acres

\$1,200,000.00



This beautiful, productive, working ranch has 235.77 acres of quality rolling pasture with everything you need for your cattle operation. The property is fully fenced with 10 pastures all of which have stock ponds, and at least two gates. It is about 95% open, with just enough forested areas to encourage deer and turkey to occupy the ranch. Many areas are hayed from time to time on a rotational basis. Some of the ponds are stocked with fish, the largest pond being about 2.5 acres in size. There are two hand dug wells, one drilled well and rural water to the house, barn, and corrals. The forage is primarily Bermuda Grass mixed with native, some Fescue, Little Bluestem, and Yellow Hop Clover. Access to the ranch is by a paved county road. Gravel roadbeds through the pastures make getting around easy. Call Sandy Brock Bahe at 918-470-4710 or toll free at 844-WCR-LAND with questions or to view.

Property Highlights

Acreage: 235.77

Location: Dallas, TX-181 mi. and Tulsa, OK-84 mi.

Closest Town: McAlester

Access: Paved county road 7 miles to McAlester, OK

Taxes: \$2148.54

Topography: Level to gently rolling terrain

Improvements: Home, barn, corrals, shop, hangar, fencing

Home Sqft: 2530

Baths: 2

Forage: Bermuda, Clover, some Fescue and native

Capacity: 60

Water: 8 ponds, streams

Wildlife: Deer, turkey, Dove, squirrels, & other

Utilites: Rural water, septic, electric, wells

Development Potential
Could be subdivided

The information above is from sources deemed reliable, but no warranty or representation is as to its accuracy by the Seller and WCR Land Brokers Marketing Network, LLC (WCR LBMN) and affiliated Brokers. Seller and WCR LBMN expressly disclaim any liability for errors, omissions or changes regarding any information provided for this property. Grass production and carrying capacity vary according to management practices. Water availability will vary by climatic conditions. Surface and Ground water usage may need State Permits. All maps are for illustration only. All offerings, pricing, and information are subject to change at anytime. Copyright 2005-2025 All Rights Reserved

Sandy Brock Bahe
World Class Ranches Team Brokered by
EXP Realty
918-470-4710