



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

**Utilities:** Rural water, septic,  
electric, wells

**Development Potential**  
Could be subdivided

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