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World Class Ranches Team Brokered by EXP Realty

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

Tannehill 35 acres

\$210,000.00



35 acres of open pastures with paved county road frontage. Located just seven miles north of McAlester, Oklahoma on Ulan Road, the property consists of open pasture fenced on three sides. There is one nice pond for livestock water and fishing. Two entrances off Ulan Road offer options for driveways into the property. The terrain is gently rolling pasture. Forage consists of Bermuda Grass, Clovers including Yellow Hop, Fescue and Little Blue Stem intermixed with some native grasses. Whitetail Deer and turkey have been spotted on the property. Rural water and electricity are at the road frontage. The property could be subdivided into smaller tracts and developed for building sites. (Check with the rural water district for first hand verification of adequate water supply for a development.) The land is located about 4 miles from the boat ramp on McAlester Lake, and about 15-20 minutes from Eufaula Lake. Distance in miles from: Dallas, Tx—181 Tulsa, OK—84 Oklahoma City, OK—123 Bentonville, AR—196 Fayetteville, AR—171 Ft. Smith, AR—104 Muskogee, OK—72 Wichita, KS—258 Joplin, MO—187 Call Sandy Brock Bahe at 918-470-4710 or Toll Free at 844-WCR-LAND with questions or to view.

Property Highlights

Price Per Acre: 6,000.00

Acreage: 35 Acres

Location: 7 mi. to McAlester, OK; near McAlester Lake

Closest Town: McAlester

Access: Paved County Road (Ulan Road)

Topography: Gently rolling open pasture

Improvements: Fencing, one pond

Forage: Bermuda, clovers, Fescue, Little Blue Stem

Water: One Pond

Utilities: Rural water and electricity at the road frontage

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