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# World Class Ranches Team Brokered by EXP Realty

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

**Tannehill 15 acres**

**\$75,000.00**



15 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. There is a gate off the county road 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. A pen with loafing shed is in place for livestock. 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:** 5,000.00

**Acreage:** 15 Acres

**Location:** 7 Miles North of McAlester, OK

**Closest Town:** McAlester

**Access:** Paved County Road

**Topography:** Gently Rolling open pasture

**Improvements:** Fencing, pond, pens, shed

**Forage:** Bermuda, Clovers, Fescue, Little Blue Stem

**Water:** One pond

**Utilities:** Rural water and electric at the road frontage

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