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# World Class Ranches Team Brokered by EXP Realty

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

**Buffalo Valley Ranch 200**

**\$699,000.00**



This gorgeous 200 acres will carry about 90 pair and provides some excellent Whitetail hunting. It is about 90% open pasture with scattered mature trees providing shade and ambiance. The terrain is gently rolling with amazing views of the surrounding mountain. Ponds provide water for the livestock. The fencing is in good to very good condition. Electricity is available at the property and rural water is a short distance away. Located in a rural environment, this property is suitable for so many venues, whether for a cattle operation, a hunting property with income potential from running cattle, or leasing the land for cattle, a retreat from a more hectic lifestyle, or one of many other options. If you want a beautiful piece of property that gives you options, call Sandy Brock Bahe now at 918-470-4710 or Toll Free at 844-WCR-LAND.

## Property Highlights

**Price Per Acre:** 3995.00

**Acreage:** 200 Acres

**Location:** 3.5 hrs N of Dallas, TX

**Closest Town:** Talihina, Oklahoma

**Access:** County Road

**Taxes:** \$135.12

**Topography:** Gently to rolling

**Improvements:** Fencing, ponds

**Forage:** Bermuda Grass, and native

**Water:** Pond water

**Wildlife:** Whitetail deer, turkey, and other

**Utilities:** Electricity

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