



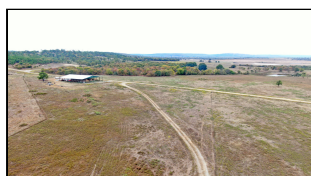
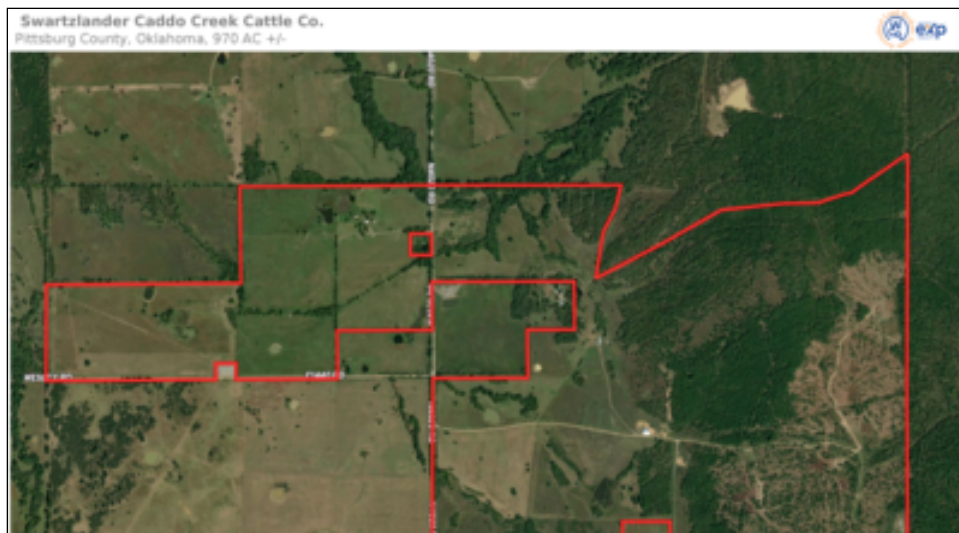
WorldClassRanches.com
Your Brand for Ranch & Trophy Properties

World Class Ranches Team Brokered by EXP Realty

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

Caddo Creek Ranch 920 Acres

\$2,400,000.00



This amazing combination ranch has a stocking rate of 100 pair, very good fencing, 17 stock ponds, barns, pens and everything you need to start running your livestock. About 80 acres of the ranch was previously planted in corn and has now been converted back to pasture. Much of the open ground can be baled for hay. The pasture consists of improved Bermuda Grass, clovers, Korean Lespedeza, some Fescue and native grasses. The property is cross-fenced into 13 pastures with 17 ponds, and numerous catch pens and sorting pens. There are multiple barns, one is about two years old, and one was configured for goats/sheep, with appropriate pens for the goats/sheep. On a rise overlooking much of the ranch, and valley and foothills beyond the ranch, a house pad site has been prepared with a well and electricity to the site. From this site you can see for many miles. With a pond and Pine trees behind the site, it is a very beautiful and tranquil setting approximately 3300 feet from the county road. Call Sandy Brock Bahe for information or to view at 918-470-4710 or Toll Free at 844-WCR-LAND.

Property Highlights

Price Per Acre: 2,620.08

Acreage: 920 Acres, more or less

Location: 2.5 hrs to Dallas; 2.10 hrs. OKC, OK

Closest Town: Kiowa, Oklahoma

Access: County road frontage

Taxes: \$946.46/2022

Topography: Flat meadows & pastures, rolling wooded hills

Improvements: Fencing, ponds, barns, pens, home site

Forage: improved Bermuda, clovers, and native grasses

Capacity: 100 pair

Water: 14 ponds, well

Wildlife: Whitetail, turkey, squirrels, Dove, other

Utilities: Electricity, Water wells

Development Potential The Buyer could subdivide the property

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