



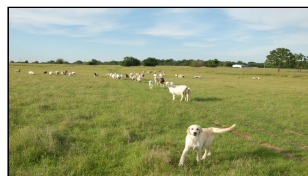
WorldClassRanches.com
Your Brand for Ranch & Trophy Properties

World Class Ranches Team Brokered by EXP Realty

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

Flying H Ranch 245 - ka

\$785,000.00



Welcome to the Flying H Ranch. This 245 acres has good fences, cross-fenced into 4 pastures. Owner is currently running 68 cows and 83 Ewes. 4 ponds, one spring fed. Buck Creek runs through property. Nice set of working pipe pens with covered area for a chute. 30-ton grain bin and 25+ concrete troughs. Newer metal barn with pens. 35% of property is timber, hasn't been hunted for years. Beautiful 3 bed, 2 bath home with office. 2,100 sq ft. Granite throughout, spacious open house plan. Huge front and back porch with a salt water pool. New tornado cellar. Prime location, just off State Highway 3. Minutes to Ada, OK. **PRICED TO SELL!!** Call Kelly for showing 580.380.2066

Property Highlights

Acreage: 245 Acres

Location: 24995 CR 3 Drive
Stonewall, OK - 1.5 hours
north of

Closest Town: Stonewall, OK
74871

Access: Old Highway 3
County Road

Taxes: \$2,300

Topography: Flat to Gently
Rolling

Improvements: Home, Barn,
Fences, Ponds, Working pen,
Overhead Feed

Home Sqft: 2100

Bedrooms: 3

Baths: 2

Forage: Rye, Clover, &
Bermuda Grasses

Water: 4 Ponds

Wildlife: Whitetail deer,
Turkey, Hogs

Utilites: Electricity, Rural
water

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Kelly Albrecht

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