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World Class Ranches Team Brokered by EXP Realty

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

Hanna 198 - MV

\$449,000.00



This property offers some of the most pristine bermudagrass pastures in the area, giving it great potential for either a grazing or haying operation. The soil is composed of a high production sandy loam and the open pastures are clear and free of any small brush or rocks. This property has 4 deep ponds to support grazing cattle and enough established large oak trees to provide adequate shade. Approximately 80 acres of the flattest part of the property have been used annually to produce large yields of high quality hay. The property comes with a large equipment shed that has a partial concrete floor along with another small hay barn. The 2000 square foot home features 4 bedrooms, 1 ½ baths, and an underground storm shelter that would be perfect for a ranching family or for a weekend getaway home. This property has also been known to produce trophy whitetail bucks in a county that has a long history of producing Oklahoma record bucks.

Property Highlights

Price Per Acre: \$2268

Acreage: 198 Acres m/l

Location: 1 ½ hours South of Tulsa, 2 Hours East of OKC, 3 ½

Closest Town: Hanna, OK 74845

Access: Gravel County Road

Taxes: \$\$400 Annually

Topography: Flat to Gently Rolling

Improvements: House, Covered Equipment Shed, Pipe Corrals

Forage: Bermudagrass

Capacity: 50-70 Head of Cows

Water: 4 Ponds

Wildlife: Excellent Whitetail and other Small Game

Utilities: Electric, 2 Water Wells

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