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Your Brand for Ranch & Trophy Properties

# Accredited Land Brokers Team Brokered by EXP Realty

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

**Liberty Road 48 - MV**

**\$144,000.00**



This beautiful cleared hay meadow has recently yielded abnormally large hay crops due to several years of poultry litter application to maximize soil fertility. Located in prime ranch country, this land could continue to be used for harvesting hay or could be used by someone wanting to increase their herd size. Adequate fences, shade and water would make the property a fantastic addition to any ranch. Furthermore, the well built overhead entrance could be the beginning of a ranch homeplace since the land would make a beautiful home site. Nonetheless, any producer would appreciate the property since every acre produces forage and the land is on a paved road, making for easy access in wintertime.

## Property Highlights

**Price Per Acre:** \$3,000

**Acreage:** 48 Acres

**Location:** 30 min South of Tulsa, 1 1/2 Hours East of OKC

**Closest Town:** Morris, OK

**Access:** Paved County Road

**Taxes:** \$\$7

**Topography:** Flat and Clear

**Forage:** Bermuda/Fescue Mix

**Capacity:** 20 Cow/Calf Pairs

**Water:** Small Shared Lake

**Utilities:** Electric, Water Accessible

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**Michael Vance**

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**405-880-9960**