



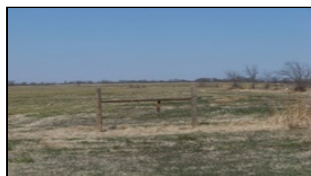
WorldClassRanches.com  
Your Brand for Ranch & Trophy Properties

## World Class Ranches Team Brokered by EXP Realty

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

**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

The information above is from sources deemed reliable, but no warranty or representation is as to its accuracy by the Seller and WCR Land Brokers Marketing Network, LLC (WCR LBMN) and affiliated Brokers. Seller and WCR LBMN expressly disclaim any liability for errors, omissions or changes regarding any information provided for this property. Grass production and carrying capacity vary according to management practices. Water availability will vary by climatic conditions. Surface and Ground water usage may need State Permits. All maps are for illustration only. All offerings, pricing, and information are subject to change at anytime. Copyright 2005-2025 All Rights Reserved

**Michael Vance**

World Class Ranches Team Brokered by  
EXP Realty

**405-880-9960**