



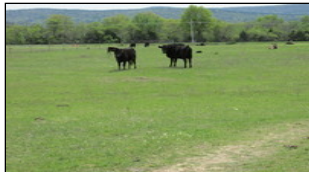
WorldClassRanches.com
Your Brand for Ranch & Trophy Properties

Accredited Land Brokers

320 E. Carl Albert Parkway, B1 | McAlester, OK 74501
918-426-6006 or Toll Free 844-ALB-LAND

Haskell County Combo 110-jc

\$220,000.00



Property Highlights

Acreege: 110 acres

Location: Two hours East of Oklahoma City, ninety minutes South

PROPERTY DESCRIPTION NAME OF PROPERTY:Haskell County Combo
ACREAGE: 110 acres **LOCATION:**Two hours East of Oklahoma City, one and a half hours South of Tulsa, one hour West of Ft. Smith, Arkansas. **DIRECTIONS:**2 miles East of Lequire, Oklahoma **CLOSEST TOWN & ZIP:**Lequire, Oklahoma 74943 **ACCESS:**State Highway **TAXES:**\$187.73 **TOPOGRAPHY:**70% mostly level, 30% hills **IMPROVEMENTS:**House, barn, corrals, pond. **FORAGE:**Native grass mix. **CAPACITY:**20 Pairs **WATER:** Pond, live spring. **WILDLIFE:**Whitetail deer, turkey, Bobcat, squirrel, waterfowl, and other native species. **UTILITIES:**Eletric and rural water **DEVELOPMENT POTENTIAL:**Yes. One quarter mile of mostly level highway frontage. **COMMENTS:** This multi-faceted property located in southern Haskell County has something to offer just about everyone. For the rancher there is approximately 75 acres of native grassland with a large pond, a spring, working facilities, and just enough trees for shelter and shade. For the hunter there is approximately 35 acres of mostly hardwood wildlife habitat that has proven to produce deer season after season. For the one who just wants to get away from the hustle and bustle, this property sits in a peaceful and lush little valley with a view of the Sanbois Mountains. Combine all of that with highway frontage for easy access, and this property may very well be the one you've been

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 2005-2019 All Rights Reserved

Joel Chisum
Accredited Land Brokers
918-370-0157