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## World Class Ranches Team Brokered by EXP Realty

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

**Canadian River Ranchette 106 - skb**

**\$418,000.00**



This property is the perfect get away! It features a custom built home in which no expense was spared and sits on a hill looking 2 different ponds. The property has a 2 car garage, workshop, and large shop to accommodate vehicles and machinery. It is 50/50 pasture and timber with frontage on the Canadian river. Having enough pasture for 20 head of momma cows but still offers fantastic hunting and access to the Canadian River. The property is located in Hughes county which is known for massive Boone & Crocket deer.

### Property Highlights

**Acreage:** 106 Acres

**Location:** 1.5 hrs SE of OKC, OK; 3hrs N of Dallas, Tx

**Closest Town:** Lamar, OK 74850

**Access:** Well Maintained Gravel Road leads into a private drive

**Taxes:** \$\$2,443.63

**Topography:** Gently Rolling toward the Canadian River

**Improvements:** Beautiful large home, workshop, 2 bay garage door/shop,

**Forage:** Mainly Bermuda Grass with other native grasses

**Capacity:** 20 head momma cows

**Water:** 2 ponds for livestock and Canadian River Frontage

**Wildlife:** Whitetail deer, squirrels, doves, turkey, and other

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