



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

**Oasis 1880-skb**

**\$4,650,000.00**



If you are looking for a ranch with exceptional amenities, barns, shops and corrals, this is definitely a property for you to consider. The ranch is a beautiful, gently rolling grassland with ponds for the cattle and wildlife, excellent fencing and cross fencing, and all the infrastructure needed for a working ranch. All improvements are in top grade condition. Home is a 4 bedroom, 3 bathroom home with an open Kitchen/Dining/Living room area. Also features an attached and detached 1 car garage. Call Sandy Bahe at 918-470-4710 for all the details and to view this exceptional ranch.

## Property Highlights

**Acreage:** 1880 acres m/l

**Location:** 1 hour south of Tulsa; 1.5 hours east of Oklahoma City,

**Closest Town:** Morris, OK

**Access:** County road

**Taxes:** \$4,482.60

**Topography:** Flat to gently rolling, to small hills.

**Improvements:** Corrals, ponds, fencing, and too many other

**Forage:** One of the best native grass ranches you can find

**Capacity:** 400 Momma Cow Herd

**Water:** Ponds

**Wildlife:** Whitetail deer, ducks, geese, turkey, squirrels, dove,

**Utilities:** Rural water, Electricity, phone, & septic system

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 2005-2024 All Rights Reserved

**Sandy Brock Bahe**  
World Class Ranches Team Brokered by  
EXP Realty  
**918-470-4710**