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World Class Ranches Team Brokered by EXP Realty

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

Buffalo Valley 160-skb

\$249,000.00



COMMENTS: An amazing property that will capture your heart and imagination. The land consists of almost flat to very gently rolling lush Bermuda and Native Grass pasture along with rolling hills covered in hardwoods with an occasional Pine or Cedar. This is one of the three counties in Oklahoma with a Black Bear hunting season and the Sellers have seen bear on the property. The steel corrals and steel round pen make handling your livestock efficient and easy. Water is piped to the corrals. The metal shop is approximately 24' X 40', is wired with 220, has 3 overhead doors, one walk-through, a massive metal frame and concrete floor. The two story home features 5 bedrooms, 4 upstairs and one down, a large living room, huge formal dining room, kitchen with breakfast area, office and two full bathrooms. The downstairs has been remodeled. The upstairs still needs the wall paper removed and new flooring coverings put down. Located near the end of a dead-end paved county road, the property affords a lot of privacy and has really beautiful views of the surrounding mountains. The additional, adjoining 40 acres that is available is priced at \$1,850 per acre. If you do not purchase this 40 acres there will be an easement for that land owner across this 160 acres. Call Sandy Bahe at 918-426-6006 for all the additional details.

Property Highlights

Price Per Acre: \$1,500.00

Acreage: 160 acres m/l

Location: 2 hours south of Tulsa, OK; 2.75 hours SE of OKC, OK, 1

Closest Town: Talihina, OK

Access: Paved county road

Taxes: \$402.00/yr

Topography: Flat bottomland pasture to rolling hills covered with

Improvements: Home, shop, steel corrals and working facility, sheds,

Forage: Bermuda grass, and native grasses

Capacity: 15 head momma cow herd

Water: Very nice creek, 4 ponds

Wildlife: Whitetail deer, squirrels, doves, turkey, Black Bear

Utilites: Electricity, rural water, septic system, propane tank

Development Potential This property could be subdivided. There is paved

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