



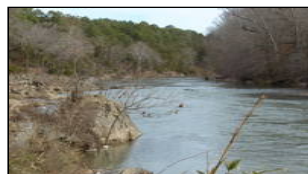
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Your Brand for Ranch & Trophy Properties

## World Class Ranches Team Brokered by EXP Realty

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

**Mt Fork River Bottom 312-skb**

**\$662,090.00**



Beautiful! Scenic! Productive! An exceptional piece of property with beautiful Mt. Fork River running through the southeast portion of the property. The land features really nice river bottom meadows and pastures, over 100 acres, about 40% of the property is wooded for wildlife and livestock cover, and the remainder is lush upland pasture. The property is fenced, and cross-fenced and is ready for your cattle. The home boasts 3 bedrooms, 1.5 baths, fireplace and an attached carport. The kitchen has been gutted and is ready for you to create your own custom kitchen. The home sits atop the hill overlooking the river bottom meadows. A truly gorgeous and unique property that is so rare to find! Call Sandy Brock Bahe at 918-470-4710 for all the details and to scheduling a viewing.

### Property Highlights

**Acreage:** 312 acres

**Location:** 1.5 hours south of Ft. Smith

**Closest Town:** Smithville, OK 74963

**Access:** One mile of gravel county road

**Taxes:** \$622/year

**Topography:** Flat river bottom to a gently rolling hill

**Improvements:** Log home, barn, 2 ponds, fencing and cross-fencing

**Forage:** Improved Bermuda and native grass river bottom hay

**Capacity:** 60 momma cow herd

**Water:** Two ponds and Mt. Fork River

**Wildlife:** Whitetail deer, turkey, squirrels, dove, an occasional

**Utilites:** Electric, well, septic system; a rural water line has

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**Sandy Brock Bahe**

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**918-470-4710**