



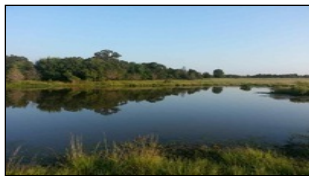
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Your Brand for Ranch & Trophy Properties

# Accredited Land Brokers Team Brokered by EXP Realty

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

**HE Bar Ranch 633 - ka**

**\$1,250,175.00**



It's hard to find a cattle operation this size in Southeast Oklahoma. This property is currently running 120 pairs. Property is crossed fenced into 11 pastures. All the fencing is in excellent shape. Would make a great stocker operation. Good set of pipe pens, Hwy. frontage. Blue River is less than a mile away. Large shop was built in 2013. Clean 4 bed 2 bath double wide. Call Kelly Albrecht today 580-380-2066

## Property Highlights

**Price Per Acre:** \$1975

**Acreeage:** 633

**Location:** 1002 N. Deadman Springs Rd. Milburn OK 73450

**Closest Town:** Milburn, OK.

**Access:** Highway Frontage & Country Road

**Taxes:** \$Approximately \$1,365 per year

**Topography:** Flat to gently rolling

**Forage:** This ranch has an excellent blend of warm and cool

**Capacity:** Approximately 120 Animal Units

**Water:** numerous ponds throughout ranch

**Wildlife:** Whitetail deer, Quail, wild turkeys, & hogs

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**Kelly Albrecht**

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**580-380-2066**