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# World Class Ranches Team Brokered by EXP Realty

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

**Muldrow 120-rdb,jc**

**\$300,000.00**



Excellent improved pasture, four ponds, abundant wildlife, beautiful scenery, and location, location, location! This property has it all. The mix of Bermuda and Clover allows for a stocking rate of 3 to 4 pairs per acre, the four ponds hold water year round and are more than adequate for the livestock. The mature Oak, Pine, and Cedar provide shade and shelter and add beauty as well as habitat for the deer and turkey. The beauty and utility of this little ranch are enough to make it stand out from the rest and the location is the icing on the cake; 15 minutes from Fort Smith, Arkansas, 15 minutes from Sallisaw, Oklahoma, 5 minutes off of I-40. If you have been looking for that perfect place that combines high carrying capacity, excellent wildlife habitat, a beautiful home-site, and convenient location, do not let this one get away!

## Property Highlights

**Price Per Acre:** \$2,500

**Acreage:** 120 Acres

**Location:** 15 minutes West of Fort Smith, Arkansas, 2 hrs. East of

**Closest Town:** Muldrow, Oklahoma

**Access:** State Highway and County Road frontage

**Taxes:** \$118.81

**Topography:** Level to Moderately Sloping.

**Improvements:** Fences, gates, ponds, water well.

**Forage:** Bermuda Grass including Tifton 44, White Dutch Clover

**Capacity:** 40 Cow-calf units with good management practices.

**Water:** 4 Ponds.

**Wildlife:** Deer, Turkey, Waterfowl, and other Native Species

**Utilities:** Electric and Rural Water available.

**Development Potential**  
Excellent, Highway and County Road Access.

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