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World Class Ranches Team Brokered by EXP Realty

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

Medicine Creek Rd 70-skb

\$239,800.00



This is a pristinely maintained property with clean Bermuda and Fescue pastures, 95% open, just enough trees for shade and cover. The property features a steel frame, fully insulated shop, with a finished room and ½ bath, air compressor line piped around perimeter of the shop. Barn provides storage for hay and equipment. All fencing is in good condition, some field fencing and balance is barbed wire. The cabin is a one room kitchen/dining/bedroom plus a ¾ bath, very well done with a slight rustic flavor. All pastures have ponds and the steel corrals provide ample working facility. This is an exceptionally productive and scenic property, a rare find. Call Sandy Bahe to view today at 918-470-4710 or toll free at 844-ALB-LAND.

Property Highlights

Acreage: 70 acres m/l

Location: 1.5hrs S. of Tulsa, OK; 2hrs SE of OKC, OK, 3hrs N of

Closest Town: McAlester, OK

Access: County Rd.

Taxes: \$250.24/yr

Topography: Flat to Gently Rolling

Improvements: Shop, Barn, Cabin, Ponds, Perimeter Fencing,

Home Sqft: 720

Baths: 0.75

Forage: Improved Bermuda Grass and Fescue

Capacity: 15-20 pairs

Water: 4 Ponds, Rural Water, Creek

Wildlife: Deer, Turkey, Squirrels, Dove and other indigenous

Utilities: Electricity, Rural Water, Septic system

Development Potential This property could be subdivided

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Sandy Brock Bahe

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