



WorldClassRanches.com
Your Brand for Ranch & Trophy Properties

World Class Ranches Team Brokered by EXP Realty

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

Staggs Ranchette 183 - ka

\$385,000.00



So many possibilities with this property. Owner is currently running 35 momma cows. 5 ponds, one nicely stocked great for fishing. The land consists of diverse terrain, open meadows to gently rolling hills. New set of first class pipe pens, covered area for squeeze chute, with building great for AI work or tack room. This property would be ideal for 4-wheeling, fishing and hunting. Large 64x64 barn perfect for hay and tractors. You'll be pleasantly surprised when you walk in to this 1,200 sq. ft. 2 year old metal home, it is beautifully done! Kitchen has granite counter tops with large bar, open to living area. 3 bed, 1 bath with walk in tile shower, large vanity. This place would be a very comfortable place away from home.... away from the city! Bring your cows, horses, 4-wheelers and hunting gear. Located just 30 miles from Shawnee or just over an hour to Oklahoma City. Call Kelly for showing 580-380-2066

Property Highlights

Price Per Acre: \$2,103

Acreage: 183 Acres m/l

Location: 34305 Fundis Road
Wanette, OK 74878

Closest Town: Wanette, OK

Access: County Road

Taxes: \$Approximately
\$420.00 per year

Improvements: house, barns,
pens, fencing, ponds

Forage: rye, clover, prairie
grasses

Capacity: 35-40 animal units

Water: 5 Ponds

Wildlife: Deer, Turkey, Dove

Utilities: Rural water,
electricity

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