



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

**Sperry 12- Tract 1-SKB**

**\$197,524.00**



Beautiful pasture land tract within minutes of Tulsa, OK. Gorgeous, one pond, paved road frontage on the east. Rural water and electric available at the road frontage, and priced to sell now. Call Sandy Brock Bahe toll free at 844-ALB-LAND or at 918-470-4710.

### Property Highlights

**Price Per Acre:** 2,599.00

**Acreage:** 76 acres m/l

**Location:** Just west of Sperry, OK

**Closest Town:** Sperry

**Access:** Paved Road Frontage

**Topography:** Flat grazing land

**Improvements:** Some Fencing, one pond.

**Forage:** Bermuda and native grasses

**Capacity:** 15 momma cow herd

**Water:** One pond

**Wildlife:** Whitetail deer, squirrels, dove, and other native

**Utilites:** Rural water and electricity

**Development Potential** Best use is for pasture.

The information above is from sources deemed reliable, but no warranty or representation is as to its accuracy by the Seller and WCR Land Brokers Marketing Network, LLC (WCR LBMN) and affiliated Brokers. Seller and WCR LBMN expressly disclaim any liability for errors, omissions or changes regarding any information provided for this property. Grass production and carrying capacity vary according to management practices. Water availability will vary by climatic conditions. Surface and Ground water usage may need State Permits. All maps are for illustration only. All offerings, pricing, and information are subject to change at anytime. Copyright 2005-2024 All Rights Reserved

**Sandy Brock Bahe**  
World Class Ranches Team Brokered by  
EXP Realty  
**918-470-4710**