



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

Slippery Falls Ranch 1030 - ka

\$3,347,500.00



It getting harder to find one contiguous ranch that that has everything this property has to offer. Highway Frontage 12 ponds Solid set of pipe pens and covered new stampede hydrate squeeze chute Rural water and water troughs to all pastures and lots. Weed sprayed every year Seasonal Creek runs through ranch Owner currently running 150 momma cows and cuts approximately 400 bales Native and bermuda grasses Several large pecan trees Rural water & electricity to lots Approximately 90-95% open Crossed fenced into 4 pastures Excellent white-tail deer hunting Call Kelly for showing at 580-380-2066

Property Highlights

Acreage: 1030 Acres m/l

Location: Highway 1
between Ravia and Mill Creek

Closest Town: Mill Creek

Access: Highway Frontage &
Country Roads (Cherry &
Slippery

Topography: Gently Rolling

Improvements: ponds,
fencing, pipe pens, corrals

Forage: Several pecan trees,
native and Bermuda grass

Water: 12 Ponds and seasonal
creek

Wildlife: Whitetail deer

Utilites: Rural Water &
Electricity

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