



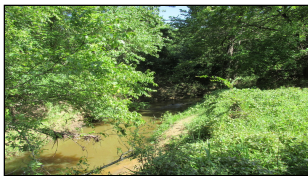
WorldClassRanches.com
Your Brand for Ranch & Trophy Properties

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

Leader Creek Ranch 370-jc

\$878,750.00



Beautiful 65-70 Cow outfit located just 1 mile West and 1 mile North of the town of Lula, Oklahoma. This place has all of the essentials; Plentiful Water with 2 Creeks and 4 Ponds, Excellent Grazing with Bermuda, Rye, Lespedeza, and a mix of Native Grasses, Clean and Level Hay Meadows totaling about 80 acres, a recently built Metal Shop Building with Rural Water and Electricity, a large Hay Barn, Pipe Corrals, and 3/4 mile of County Road Access. If you've been looking for a good sized acreage for pasture without the added expense of a house in place, or that place with good access and utilities at the ready so you can build your own home to suit, you need to take a look at this one!

Property Highlights

Price Per Acre: 2,375.00

Acreage: 370 Acres

Location: 2 hrs from
Oklahoma City, 2 hrs from
Dallas

Closest Town: Lula,
Oklahoma

Access: County Road

Taxes: \$428.17

Topography: Level to
Slightly Sloping

Improvements: Metal Shop
Building, Barn, Corrals.

Forage: Bermuda, Rye,
Lespedeza, Native Mix.

Capacity: 70 Cow/calf Pairs

Water: 2 Creeks, 4 Ponds

Wildlife: Deer, Turkey,
Squirrel, Native Species

Utilities: Electric, Rural Water

Development Potential

County Road frontage on two
sides.

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Joel Chisum

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