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# World Class Ranches Team Brokered by EXP Realty

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

**Red Oak 63-jc**

**\$200,000.00**



Beautiful Combination Ranch on the outskirts of Red Oak, Oklahoma. This property provides excellent opportunity for both grazing and hunting. Features include pasture, hay meadow, ponds, wildlife habitat, original old rock house, barns, corrals, and awesome views. Located just on the outskirts of town with quick and easy access, city utilities, and plenty of development potential. The town of Red Oak is known state wide for its schools and athletic programs and an opportunity to own acreage in the district doesn't come along very often. Don't miss out on this one!

## Property Highlights

**Acreage:** 63 Acres

**Location:** 2 hrs from Tulsa, 3 hrs from Dallas.

**Closest Town:** Red Oak

**Access:** County Road

**Taxes:** \$300.00

**Topography:** Level to Sharply Sloping

**Improvements:** House, 2 Barns, Shop, Corrals, Fencing, Ponds

**Home Sqft:** 1200

**Bedrooms:** 3

**Baths:** 1

**Forage:** Bermuda, Clover, Native Grass Mix.

**Capacity:** 20 Cow/calf Pairs

**Water:** 4 Ponds, Wet Weather Creek.

**Wildlife:** Deer, Turkey, Native Species.

**Utilites:** City Water and Electric, Private Septic.

**Development Potential**  
Excellent.

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