



WorldClassRanches.com  
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# World Class Ranches Team Brokered by EXP Realty

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

## Ti Valley Cattle Ranch 860-HL

**\$Auction**



This combination ranch has great topographic diversity from large grass meadows, scattered woods, to heavily wooded areas. Ranch is about 65% open 35% wooded. Trees have a lot of grass growing beneath and provide cover for your herd. Making this ranch able to hold a good sized cattle herd while still being able to offer great hunting. Ranch has many ponds and seasonal streams giving it plenty of water. Great value buy! This property may also be subdivided. Owner has 1250 acre lease that can be transferred with property. Call Henry Lehr at 918-470-8810 to set up a personal showing. Auction: August 11, 2016 at 6:30pm Inspection dates: July 14 & August 4 9am-11am Download brochure for more details. Auction is in association with Schrader Auction House Auction Manager: Brent Wellings 972-768-5165

### Property Highlights

**Acreage:** 860 Acres

**Location:** Pittsburg County, Oklahoma

**Closest Town:** Blanco, OK

**Access:** County road

**Topography:** Flat to Gently Rolling with some hills

**Improvements:** Barns and Fences

**Forage:** Native Grasses, Bermuda, and sowed Triticale

**Capacity:** 125+ Cow/Calf Pairs

**Water:** Ponds and Seasonal Stream

**Wildlife:** Whitetail deer, turkey, and wild pigs

**Utilities:** Electricity

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