



WorldClassRanches.com  
Your Brand for Ranch & Trophy Properties

# Accredited Land Brokers

320 E. Carl Albert Parkway, B1 | McAlester, OK 74501  
918-426-6006 or Toll Free 844-ALB-LAND

**Y B Ranch 390 - ka**

**\$975,000.00**



It can be hard to find a nice ranch that is close to the city. Look no further! 390 +/- acres 30 minutes to Oklahoma City, Ada or Shawnee. 45 Minutes to the Will Rogers Airport in OKC. Well-maintained ranch can run approximately 75 pairs depending on the year, plus cut and bale hay. 8+ ponds throughout, property is 20-25% timber. 40x80 insulated shop with concrete floor perfect for equipment with a 20' lean-to. Shed for horse tack. Large loafing shed with stalls and automatic water. 20 ton overhead feed bin that stays with property. Beautiful, immaculate, brick 3 bed, 2 bath home, approximately 2,200 sq. ft. with several amenities including; ample storage throughout, pull out shelving in kitchen, stainless steel appliances, large pantry, arched entry ways, jetted Jacuzzi tub, easy to clean vinyl windows, safe room, gas fireplace. New paint inside and out. Electric gated entrance. Give Kelly a call to view 580-380-2066

## Property Highlights

**Price Per Acre:** 2,500

**Acres:** 390 acres m/l

**Location:** 33725 Trousdale Rd. Wanette, OK 74878

**Closest Town:** Wanette

**Access:** County Rd.

**Taxes:** \$2,300

**Topography:** Flat to Gently Rolling

**Improvements:** House, barn, sheds, pens, fencing, ponds

**Home Sqft:** 2200

**Bedrooms:** 3

**Baths:** 2

**Forage:** Bermuda, Rye, Native, Love Grasses

**Capacity:** Approximately 75 pairs

**Water:** 8+ Ponds

**Wildlife:** Whitetail deer, Turkey, Hogs, Bobcats, Dove

**Utilites:** Electricity, Well Water, Septic

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