



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

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

Acreage: 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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