



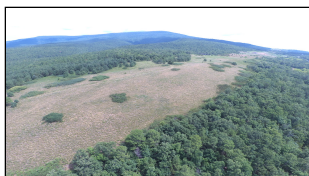
WorldClassRanches.com  
Your Brand for Ranch & Trophy Properties

## World Class Ranches Team Brokered by EXP Realty

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

**LeFlore 1240 Combination Ranch - RB**

**\$1,063,920.00**



This is a true combination ranch with revenue generated from cattle and hunting. A perfect family hide away to start a family legacy. Every thing you need to live off the grid yet close enough to all of life's amenities in Poteau, OK. The county hills and forested land is very picturesque.

### Property Highlights

**Price Per Acre:** 858

**Acreage:** 1240

**Closest Town:** Poteau

**Topography:** level to rolling with 300' elevation change

**Forage:** Native grasses, clovers and Bermuda

**Wildlife:** Deer, Turkey, Bobcat, squirrels, rabbits, etc

**Development Potential** Many mountain valley view home sites.

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