



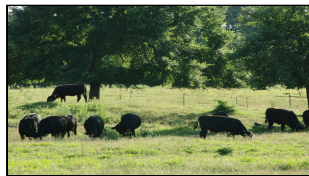
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Your Brand for Ranch & Trophy Properties

# World Class Ranches Team Brokered by EXP Realty

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

**South Muskogee County 250 - bbf**

**\$550,000.00**



Beautiful turn-key cow/calf operation with 4 ponds, a creek, cross-fencing. Hay meadow that produces 250 bales annually. Well maintained cattle working, feeding and weaning pens combined with jaw-dropping views of surrounding hills and farms make this the perfect location for a cattle or horse operation. 80% open pasture with dense wildlife habitat. Big deer, turkey and quail abound. Includes a very well maintained home, built in 1973 with a new roof. Perfect for a family or single owner/operator. Includes 2/3 minerals. Serene, picturesque and private, this property has it all!

## Property Highlights

**Price Per Acre:** \$2,200

**Acreage:** 250 acres

**Location:** 4.5 miles east of Porum on Ross Road

**Closest Town:** Porum

**Access:** Ross Road

**Taxes:** \$1,400

**Topography:** Level to Rolling

**Improvements:** House, cattle pens & barn, shop, hen house

**Home Sqft:** 2400

**Bedrooms:** 3

**Baths:** 3

**Forage:** Improved Bermuda, clover, lespedeza

**Capacity:** 75

**Water:** Four ponds, creek, rural water and well

**Wildlife:** Deer, quail, turkey, bob cat

**Utilities:** Electric

**Development Potential** 10-20 acre ranchettes

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