



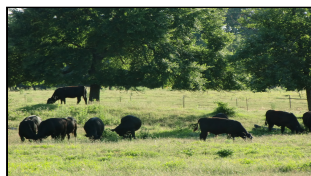
WorldClassRanches.com
Your Brand for Ranch & Trophy Properties

World Class Ranches Team Brokered by EXP Realty

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

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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918-426-6006