



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

**Cross Ti Ranch 2000- HL SKB**

**\$2,925,000.00**



For the first time in over 50 years this prestigious ranch is available for purchase. At one time one of the most productive ranches in Southeast Oklahoma, the ranch continues to be a good quality ranch with primary management of forage being a four year rotation schedule of burning, spraying, grazing and brush hogging as recommended by The Noble Foundation Best practices. This management regimen has generated a massive amount of forage, even underneath the trees. The Cow/Calf capacity could be greatly increased with on-site management and stewardship, and fertilization to bring out more of the Bermuda Grass. The 2000 acres is located in Ti Valley next to the large Choctaw Nation Ranch making it a natural haven for trophy whitetail, turkey, and other native wildlife! The property sports a grass airstrip, and older barn and outbuildings. The access to the property is county maintained roads. For additional information or to schedule a showing please call Henry Lehr at 918-470-8810 or Sandy Brock Bahe at 918-470-4710 or Toll Free at 844-ALB-LAND.

## Property Highlights

**Price Per Acre:** 1,463.00

**Acreage:** 2000 Acres

**Location:** Pittsburg County

**Closest Town:** Blanco, OK

**Access:** County Road

**Taxes:** \$1497.00 Estimated

**Topography:** Diverse  
Topography from Bottom  
Land to Hills

**Improvements:** Barns,  
working pens, fencing, ponds

**Forage:** Native Grasses with  
some Bermuda

**Capacity:** 225+ Cow/Calf  
Units. Could be increased

**Water:** Ponds and Creeks

**Wildlife:** Whitetail deer,  
turkey, and wild hogs & other

**Utilities:** Electricity

**Development Potential** Good  
county road access, could  
subdivide

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**Henry Lehr**

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