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World Class Ranches Team Brokered by EXP Realty

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

Garvin Ranch 265 -SKB

\$523,375.00



Beautiful flat, productive soils, pasture/hay meadow. Approximately 250 acres of this land is open, productive hay meadow. The perimeter and cross-fencing is already in place. Seven ponds provide ample water for livestock. The small cabin is located in the central portion of the property supplying privacy and seclusion. The cabin consists of a living/kitchen/dining area, a bathroom and a bedroom. The wrap-around porch adds ambiance and a restful place to sit and look across the land and enjoy the grove of large shade trees near the cabin. The barn provides storage for equipment and hay. A double tree line between the highway and the land adds to the privacy and seclusion. To view the property or obtain additional information call Sandy Brock Bahe at 918-470-4710 or Toll Free at 844-ALB-LAND.

Property Highlights

Price Per Acre: 1,975.00

Acreage: 265 acres

Location: 1.5 hrs. NW of
Texarkana, TX

Closest Town: Garvin, OK

Access: State Highway 70

Taxes: \$381.43/year

Topography: Flat

Improvements: Cabin, 7
ponds, fencing, barn

Bedrooms: 1

Baths: 1

Forage: Bermuda Grass,
Clovers, & native grasses

Capacity: 60 to 70 Momma
Cow herd

Water: 7 Ponds

Wildlife: Whitetail, squirrels,
turkey, dove, and other

Utilities: Water Well,
Electricity

Development Potential
Could be subdivided

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