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## World Class Ranches Team Brokered by EXP Realty

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

**Meadow Road Ranch 160 - ka**

**\$435,000.00**



Extremely productive ranch with a very well maintained 1754 sq ft 3 bed 2 bath home. Home includes an open concepts kitchen/living dining area with a fireplace as a focal point. Master bathroom has a jacuzzi bath and walk in closets. House has Austin Stone exterior with a metal roof, large 689 sq ft, two car carport, 16 sq ft covered patio in the back overlooking an in ground swimming pool and garden spot. This property features six ponds, flat to gently rolling terrain with lush grasses, wooded dry branch, improved pasture, and rural water. All of the perimeter fencing is very good. The property is about 90% open pasture with trees along the seasonal creek, enough to provide cover for livestock. Property has a fruit orchard and garden spot, and a storage building. The steel pipe corrals are definitely adequate to work all the livestock that the property will carry. Call Kelly for more information or to view at 580-380-2066.

### Property Highlights

**Price Per Acre:** 2,718

**Acreage:** 160

**Location:** 1477 Meadow Road Bokchito, OK 74726

**Closest Town:** Bokchito

**Access:** County Road

**Taxes:** \$1007.00

**Topography:** Gently rolling

**Improvements:** house, ponds

**Home Sqft:** 1754

**Bedrooms:** 3

**Baths:** 2

**Forage:** Native, bermuda, rye, johnson

**Capacity:** 40 Animal Units

**Water:** 6 ponds, seasonal creek

**Wildlife:** whitetail deer, turkey

**Utilities:** Rural water

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**Kelly Albrecht**

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**580-380-2066**