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Your Brand for Ranch & Trophy Properties

# Accredited Land Brokers

320 E. Carl Albert Parkway, B1 | McAlester, OK 74501  
918-426-6006 or Toll Free 844-ALB-LAND

**Garvin County 570-RB**

**\$1,453,000.00**



Soils, water and grasses set the tone for this productive cattle ranch, for the beginner rancher to the semi-retired. Well Maintained fences on exterior and cross fences, hay barn, and working corrals with a squeeze chute are a few features of this ranch. The pastures have hot and cool season grasses with abundant water with 11 ponds to support the 80-100 cow calf units (see USDA production). A brick 3 bedroom, 2 bath home with an open concept floor plan, fireplace and large kitchen. This home is waiting for you to add your touch. Call Bob Bahe at 918-470-4710 or Toll free at 844-WCR-LAND today to view.

## Property Highlights

**Price Per Acre:** 2,549.12

**Acreeage:** 570

**Location:** 11238 N County Rd 3270, Pauls Valley, OK

**Closest Town:** Pauls Valley

**Access:** County Roads

**Taxes:** \$1,400 in 2016

**Topography:** Rolling

**Improvements:** Hay Barn and working corrals

**Home Sqft:** 1800

**Bedrooms:** 3

**Baths:** 2

**Forage:** Hot and cool season grasses

**Capacity:** 80-100 Cow calf Units (See USDA Production)

**Water:** 11 ponds

**Wildlife:** Deer, Turkey, ducks, etc.

**Utilites:** Electricity

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