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## World Class Ranches Team Brokered by EXP Realty

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

**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

**Acreage:** 570

**Location:** 4.2 miles E on  
1510, N 3/4 mile N 3270 rd

**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.

**Utilities:** Electricity

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**Robert D Bahe**

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**918-470-4711**