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Your Brand for Ranch & Trophy Properties

# World Class Ranches Team Brokered by EXP Realty

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

**Tupelo Ranch 271 - ka**

**\$718,998.00**



Look no further! This productive ranch is currently running 75 cow/calf pairs and still able to cut and bale hay. You won't have to spend time fixing fence or cleaning up the place. It has been well kept. Owners weed spray and fertilize regularly. Property is cross fenced into 5 pastures with ponds in every pasture. Half the pastures are bottom ground. There is plenty of water with the multiple ponds and seasonal creek that runs through property. There is a good set of pipe pens for working cattle. Several traps up around the working pipe pens. The traps have water faucets providing clean drinking water for your livestock. There is a large metal show barn with several stalls and an enclosed room that could be used for tack. Pastures consist of mostly Bermuda, Rye, Johnson, Fescue and clovers. Pecan trees are scattered throughout providing food for local wildlife and additional income. There is electricity and 2 wells on property. Several scenic places to build your dream home. Enough timber for excellent whitetail deer hunting. Ranch is situated right off of Hwy 48 about 5 miles North on Highway 48 from Tupelo, Oklahoma. Just 30 mins east of Ada, OK . 1-hour North of Durant, OK. 1.5 hours SE of Oklahoma City. Give

## Property Highlights

**Price Per Acre:** 2,650

**Acreage:** 271.32

**Location:** Highway 48 & County Road E1620

**Closest Town:** Tupelo, OK

**Access:** County road

**Taxes:** \$618.00

**Topography:** Flat

**Improvements:** Barns, fencing, cross fencing, pipe pens

**Capacity:** 75 cow/calf pairs

**Water:** Multiple ponds, Seasonal creek

**Wildlife:** Deer, Turkey, & other indigenous wildlife

**Utilities:** Electricity, 2 wells

**Development Potential** Yes

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