



WorldClassRanches.com
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

Country Side Ranch 118 -ka

\$300,900.00



118 acres that is ready to be farmed. If you don't farm, land can be used in any way you wish with no restrictions. Pasture grasses include Bermuda, Johnson, Rye, Fescue & Clover. Currently running 20-25 cow-calf pairs. There is a barn for storing hay or equipment and a loafing shed for animals. The four ponds throughout the property provide ample water for cattle and wildlife. Build your dream home and enjoy the peace and quiet this country property offers. ??????Priced to sell at \$2,550 per acre. 30 miles to Ada, Oklahoma. Less than 2 hours from OKC. Call or text Kelly Albrecht today at 580-380-2066

Property Highlights

Price Per Acre: 2,550

Acres: 118 Acres

Location: East 1750 Rd
Clarita, OK

Closest Town: Clarita, OK

Access: County Road 1750

Taxes: \$150.00 per year

Topography: Flat to Rolling

Improvements: 2 barns,
fencing

Forage: Bermuda, Johnson,
Rye, Fescue & Clover

Capacity: 20-25 Cow calf
pairs

Water: 4 ponds

Utilities: Electricity

Development Potential Yes

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