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World Class Ranches Team Brokered by EXP Realty

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

Hanna Ranch 874-SKB

\$2,180,630.00



This ranch has been very well managed, sprayed, and fertilized. The land is about 90% clean, open pasture with large hardwoods remaining along the seasonal streams and small groves in the pastures for shade. A nice coverage of Bermuda Grass, Fescue, and native grasses are already established. The ranch sports nine good size ponds and two smaller ponds. The fencing and cross-fencing are in good condition. The 3 bed 1 3/4 bath brick home, built in 2003, features an open concept floor plan, CH/A with a wood stove backup, large guest bathroom and mud room. The Barn, shop and steel working facilities are located conveniently near the home. Two producing paper shell pecan trees, along with some younger fruit trees and a prepared garden spot are also located near the house. There is plenty of space to drive in 18 wheelers to pick up livestock, or pick up or deliver hay. Call Sandy Brock Bahe for additional information or to view this remarkable ranch. 918-470-4710 or Toll Free at 844-ALB-LAND.

Property Highlights

Price Per Acre: 2495.00

Acreage: 874 Acres

Location: 1.25 hrs. S of
Tulsa, OK, 3.5 hrs N of Dallas

Closest Town: Eufaula, OK

Access: Paved county road

Taxes: \$1103.00/year

Topography: Gently rolling
pasture to very rolling

Improvements: Home, Barn,
shop, fencing, ponds, corrals

Bedrooms: 3

Forage: Improved Bermuda
Grass, and native grasses

Capacity: 200 pair

Water: Ponds and seasonal
streams

Wildlife: Whitetail, squirrels,
turkey, dove, and other

Utilities: Well, electric, septic,
propane tank

Development Potential
Could be subdivided

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