



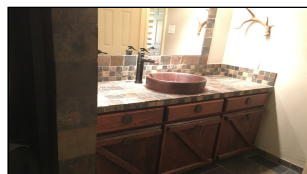
WorldClassRanches.com  
Your Brand for Ranch & Trophy Properties

## World Class Ranches Team Brokered by EXP Realty

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

**Bryan County High Point Ranch 30-rb**

**\$449,000.00**



Bryan County High Point Ranch 30 acres is the perfect ranchette. Located just minutes from Durant, OK and 96 miles north of Dallas, TX. Featuring a Beautifully remodeled modern home with 3 bedrooms & an office, wood and tiled flooring, marble counter tops, a large wood patio deck, and a Mother-in-law home. Perfect for live in parents, grown family members, or guests. High Point 30 has plenty of room for show horses, club calves, chickens, etc. with a barn, grain or dry storage bins, and a large equipment lean-to. Easily accessible by a paved county road. The area provides an excellent school system for youngsters and there is a college nearby. Historic monument on the highest point in Bryan County providing great history from the horse and wagon days. Call Bob Bahe to view 918-470-4711

### Property Highlights

**Acreage:** 30

**Location:** 96 miles North of Dallas, TX

**Closest Town:** Durant

**Access:** Paved County Road

**Taxes:** \$1,603.44

**Topography:** Rolling with some elevation

**Improvements:** Shop, Grain Storage Bins, Well House

**Bedrooms:** 4

**Baths:** 2.5

**Forage:** Bermuda, fescue, native, clover, rye

**Capacity:** 3-4 club calves, or horses

**Water:** Well, pond

**Wildlife:** Deer, turkey, dove, squirrels, rabbits

**Utilities:** Electric

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**Jordan Johnson**

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**580-230-9363**