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World Class Ranches Team Brokered by EXP Realty

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

Hanna Ranch 734-SKB

\$1,578,100.00



Beautiful and productive 734 acre ranch that consists of about 90% open pastures. The northern portion of the ranch has been sprigged with Bermuda Grass, and the balance to the south has a very good cover of native grasses. The cross-fencing and the combination of warm and cool season grasses make make this a great ranch for rotational grazing. The nine ponds and seasonal streams supply ample water for the carrying capacity of 170 pair. Tree lines along the streams provide shade and cover for the livestock. The property has good access via a paved county road, the fencing is older but in very serviceable condition. The Sellers are also offering the 120 acres that lies across the county road and contains the headquarters consisting of a 3 bedroom brick home, built in 2002, barn, shop, steel corrals and working facility, and ponds. See the Canadian River Ranch 854 for all the details. Call Sandy Brock Bahe at 918-470-4710 or Toll Free at 844-ALB-LAND for additional details or to view the ranch.

Property Highlights

Price Per Acre: 2495.00

Acreage: 734 Acres

Location: 1.3 hrs S of Tulsa, OK; 1.75 hrs SE of OKC

Closest Town: Eufaula, OK

Access: County road

Taxes: \$355.00/year

Topography: Rolling terrain

Improvements: Fencing, ponds

Forage: Improved Bermuda Grass, and native grasses

Capacity: 170 Pair

Water: Ponds and seasonal streams

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

Utilities: Electricity at the county road.

Development Potential
Could be subdivided

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