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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

Tannehill Ranch 125-jc

\$250,000.00



Located just 10 minutes Northwest of McAlester, this scenic acreage offers location, easy access and much more. The improvements already in place include a small shop, a storage unit, a large hay shed and a pole barn. Rural water tap, electricity and a septic system are already on site. The land is fenced for one large pasture, a 10 acre trap and a small horse trap and all of the fencing is in very good shape. The forage is Bermuda with a mix of the Native Grasses and very productive, the place is currently running 30 pair year round and is in excellent condition. Water is provided by 3 good ponds and a wet weather creek and there are just enough trees to provide shade for the cattle and some habitat for the wildlife. If you are in the market for a place to build a home and run livestock or just in need of more grass, this one can fit the bill!

Property Highlights

Price Per Acre: 2,000.00

Acreage: 125.68 Acres

Location: 95 mi. S. of Tulsa,
175 mi. N. of Dallas

Closest Town: McAlester,
Oklahoma

Access: County Road

Taxes: \$138.15

Topography: Level to
Rolling Hills

Improvements: 2 Barns,
Shop, Fencing, Gates, Cattle
Guards.

Forage: Bermuda, Little
Bluestem, Clover, Native Mix

Capacity: 30 to 40 Cow-Calf
Pairs.

Water: 3 Ponds, Seasonal
Creek.

Wildlife: Deer, Turkey,
Waterfowl, Native Species.

Utilities: Electric, Rural
Water, Septic.

Development Potential
Excellent. County Road
Frontage.

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