



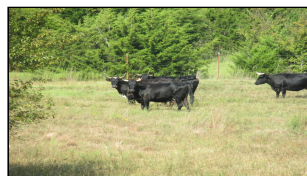
WorldClassRanches.com  
Your Brand for Ranch & Trophy Properties

## World Class Ranches Team Brokered by EXP Realty

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

**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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