



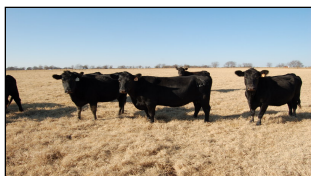
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## World Class Ranches Team Brokered by EXP Realty

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

**Hat Powell 237 - ka**

**\$829,500.00**



Productive 237 acres that has been very well managed. Property can run approximately 60 head. Fences are in excellent condition, cross fenced into 5 pastures, 4 have city water piped to them with fausts. Plenty of water throughout ranch, 4 ponds and a nice 7 acre lake. There is a small cabin, perfect for a weekend get a way. Current owner had utilities for cabin installed for a house in the future. Cabin overlooks the 7 acres lake that is stock with Florida hybrids, channel catfish and crappie. Nice set of pipe pens and tub with squeeze chute. Only 5 miles north of Durant, OK. In Caddo school district. Less than 2 hours north of Dallas. Call Kelly Albrecht for more information or showing at 580-380-2066

### Property Highlights

**Price Per Acre:** 3,500

**Acreage:** 237 mol

**Location:** Hat Powell Road & 69/75 Frontage

**Closest Town:** Durant, OK

**Access:** Maintained County Road

**Taxes:** \$580.00

**Topography:** Flat to slightly rolling

**Improvements:** Ponds, fencing, cabin

**Capacity:** 60 Animal Units

**Water:** 4 ponds + 7 acre lake

**Wildlife:** Native species, Florida hybrids, channel cat

**Utilites:** Electric, city water, sewer

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