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# World Class Ranches Team Brokered by EXP Realty

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

**Muldrow Ranch 120-jc**

**\$374,000.00**



This beautiful Combination Ranch has been in the same family for over fifty years and is now offered for sale. The home is 3 bedroom, one bath, with two living areas and two kitchen areas. There is a large wood burning fireplace, a 13' x 30' covered porch, a 28' x 34' Detached Carport, and a small Metal Storage Building. The Metal Shop Building is 40' x 50' with a concrete floor and front and side double doors. The property is approximately 70% meadow and 30% wooded. The forage is primarily Bermuda Grass and the East 40 acres have been maintained as a hay meadow with an improved grass mix for many years. The two existing ponds and seasonal creek will allow for three separate pastures at present and provide water for the abundant wildlife as well. There is a variety of mature Hardwood Trees, mostly Oak, providing acorns for the deer and the family was fond of fruit trees so there are apricot, apple and pear trees and some wild plum and blackberry bushes as well. The Arkansas River and Robert S. Kerr Lake are within 10 minutes and Ft. Smith is only 20 miles away. Whether you are in search of grazing land, hunting land, or just a beautiful place away from the noise, this one deserves a look. Give Joel a Call!

## Property Highlights

**Price Per Acre:** 3,116.67

**Acreage:** 120 Acres

**Location:** 20 mi. W. of Ft Smith, AR, 110 mi SE of Tulsa

**Closest Town:** Muldrow, Oklahoma

**Access:** Paved Road

**Taxes:** \$575.73

**Topography:** Level

**Improvements:** Home, Metal Barn, Storage Shed.

**Home Sqft:** 1558

**Bedrooms:** 3

**Baths:** 1

**Forage:** Bermuda, Native Grass Mix.

**Capacity:** 30 Cow/Calf Pairs.

**Water:** 2 Ponds, Seasonal Creek.

**Wildlife:** Deer, Turkey, Native Species.

**Utilites:** Rural Water and Electric, Septic.

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