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World Class Ranches Team Brokered by EXP Realty

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

Wagoner County Farm 120-jc

\$480,000.00



This Eastern Wagoner County offering is a rare opportunity to own a farm in the Porter area, well known for Peaches as well as Wheat, Corn and Soybean production. The rich, loamy soils, 45 inch annual precipitation and mild temperatures make for optimal conditions to raise your choice of crops. Aside from crop production the location is excellent, within 40 minutes of Tulsa. Access is paved County Road on the West and South sides. Utilities are available and the wildlife is abundant. Whether your interest is farming or just a quiet place in the country within commuting distance of the city, this offering deserves attention. Give Joel a call and schedule a showing!

Property Highlights

Price Per Acre: 4,000.00

Acreage: 120 Acres

Location: 38 miles East of Tulsa, OK.

Closest Town: Porter, Oklahoma

Access: Paved County Road

Taxes: \$310.00

Topography: Level to Moderately Sloping

Improvements: Fencing, Contours.

Forage: Hard Red Winter Wheat, some Bermuda.

Water: Small Seasonal Creek.

Wildlife: Deer, Turkey, Native Species.

Utilities: Rural Water, Electric.

Development Potential
Excellent. 1 mile of County Road Frontage.

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