



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

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\$319,840.00



Unplug and unwind at this private and secluded property. 160 acres with 2 ponds and a live water creek running through the property. Currently running approximately 30 cow-calf pairs. The property has elevation changes making this a great recreational and hunting property. Loaded with whitetail deer that hasn't been hunted for years. Several panoramic places to build your dream home. Has a variety of grasses that include, Bermuda, Bahia, Dallis, Rye, Fescue and Vetch. Just 30 miles to the thriving town of McAlester. Priced to sell at \$1,999 per acre. Call Kelly Albrecht to schedule a showing. 580-380-2066

Property Highlights

Price Per Acre: 1,999

Acreage: 160

Location: Southeast of
Pittsburg

Closest Town: Pittsburg

Access: County Road

Taxes: \$100

Topography: elevation
changes

Improvements: Fencing,
ponds

Forage: Bermuda, Bahia,
Dallis, Rye, Fescue and Vetch

Capacity: Currently running
approximately 30 cow-calf

Water: 2 ponds and live
water creek

Wildlife: Deer

Development Potential Yes

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