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## World Class Ranches Team Brokered by EXP Realty

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

**Little Blue River Farm 537-JJ**

**\$2,014,500.00**



This is a beautiful combination farm and ranch that holds the head waters of the Little Blue River in its back forty. The property is split between approximately 320 acres of well managed, mixed native and Bermuda grass pasture, 160 acres of productive farm ground and a 50 acre Bermuda grass hay meadow. There are also more than 100 productive pecan trees that may be harvested. Wildlife abounds in the hardwoods that line the portion of the Little Blue River that winds briefly through the back portion of the property. Additionally, the 10 fish stocked ponds are frequented by waterfowl. This property is a working farm and ranch that has a functional 4 bedroom, 2 bath house, a barn, shop, grain bins, corrals and well maintained fencing. The farm is located just 12 miles from Durant, OK and just an hour and a half North of Dallas, TX. There are many options with this property. The farm ground could easily be converted to pasture if farming is not what you desire. With just over a mile of frontage on state highway 78 and over a half mile of frontage on Silo Road, this property could also be split and/or developed.

### Property Highlights

**Price Per Acre:** 3749.65

**Acreage:** 537.25

**Location:** 6 mi North and 6 mi West of Durant, Ok

**Closest Town:** Durant, OK

**Access:** Paved State Hwy

**Taxes:** \$1645.79

**Topography:** Mostly flat with some hills and a small river

**Improvements:** Home, 2 barns, 2 grain bins, 2 corrals

**Home Sqft:** 1684

**Bedrooms:** 4

**Baths:** 2

**Forage:** Bermuda, native, clover

**Capacity:** 80 cow calf pairs

**Water:** Municipal, 10 ponds

**Wildlife:** Deer, turkey, dove, squirrels, rabbits

**Utilities:** Electric, water

**Development Potential** 1 1/8 mi Hwy 78 and 5/8 mi Silo Rd frontage

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