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World Class Ranches Team Brokered by EXP Realty

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

South Caddo Ranch 521 - ka

\$1,250,400.00



JUST LISTED! THIS ONE WON'T LAST LONG! It's getting hard to find a sizeable continuous property in Bryan County. Look no further, here it is! Fertile soils provide a good variety of grasses, including; Bermuda, Johnson, Dallis, Rye, Clover, and Native. Large hay meadow produces an ample amount of hay for winter storage. With management, this property could run approximately 100 cow-calf pairs. Excellent bared wired cross fencing property into 6 pastures. 7 ponds throughout the land. This property presents a blank canvas to build a dream home in a private location atop a hill that rises in elevation to capture views. Two ways to access the property, one-off Caddo Highway and other is off County Road 2020. Just 5 minutes to Caddo, OK. 10 minutes to Durant. Property is in the Caddo School District. 1.5 hours to Dallas Fort Worth International Airport. Call Kelly Albrecht 580-380-2066

Property Highlights

Price Per Acre: 2,400

Acreage: 521

Location: 2.5 miles south of Caddo, OK on Caddo Highway

Closest Town: Caddo, OK

Access: Highway & County Road Access

Taxes: \$1,036

Topography: Flat to gentle rolling hills

Improvements: Fencing, ponds

Forage: Bermuda, Johnson, Rye, Clover, Native

Capacity: 100 cow-calf pairs

Water: 7 ponds

Wildlife: deer, turkey, dove, squirrels and rabbits

Utilites: None on property.

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