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# Accredited Land Brokers

320 E. Carl Albert Parkway, B1 | McAlester, OK 74501  
918-426-6006 or Toll Free 844-ALB-LAND

**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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**Kelly Albrecht**  
Accredited Land Brokers  
**580-380-2066**