



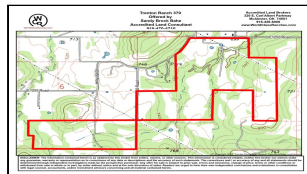
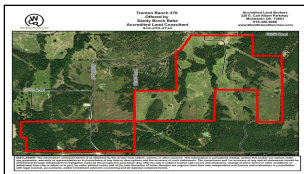
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Your Brand for Ranch & Trophy Properties

# World Class Ranches Team Brokered by EXP Realty

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

**Trenton Ranch 370-SKB**

**\$804,750.00**



This 370 acres is about 60-70% open pasture with most of the additional acreage being conducive to clearing and conversion to pasture. There is also 40 acres which the owner leases that is under fence. The fencing is good, there is adequate ponds in place for livestock watering. Much of the forage is Bermuda Grass with a mix of some Fescue and native grasses. The property is easily accessed via county road, and there is electricity available on the property. Private wells for domestic water are prevalent in the area. The Area— Livestock auctions are located at Okmulgee, McAlester, Tulsa, Oklahoma City, Holdenville, and many other locations within a 2-hour radius of the ranch. Location--The ranch is sited about 1 hr. 15 minutes south of Tulsa, OK; 3 hrs. SW of Joplin, MO; 3 hrs. north of Dallas, TX, and four hrs. SE of Wichita, KS; (all have commercial airports). General aviation airports are also located at Eufaula, OK (about 22 minutes from the ranch), Henryetta, OK (29 minutes); Okmulgee, OK (43 minutes). Located just minutes from Eufaula Lake, the possibilities to enjoying fishing and water sports are tremendous. Call Sandy Brock Bahe to view this ranch at 918-470-4710 (Cell), or Toll Free at 844-WCR-LAND.

## Property Highlights

**Price Per Acre:** 2175

**Acreage:** 370 Acres

**Location:** 1.75 hrs E of OKC, & 1.75 hrs. S of Tulsa, OK

**Closest Town:** Henryetta, OK

**Access:** County Road

**Taxes:** \$225.00/year

**Topography:** Gently rolling.

**Improvements:** Fencing, ponds, Bermuda grass

**Forage:** Improved Bermuda and native grasses

**Capacity:** 80-90 pair

**Water:** Ponds

**Wildlife:** Whitetail deer, turkey, dove, squirrels, other

**Utilities:** Electricity

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