



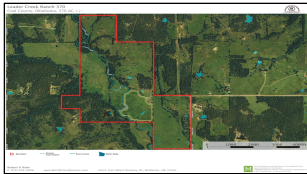
WorldClassRanches.com  
Your Brand for Ranch & Trophy Properties

# World Class Ranches Team Brokered by EXP Realty

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

**Leader Creek Ranch 370 - ka**

**\$851,000.00**



Everyone looking to buy a ranch looks at the fences. Good news, this place has new fencing! Net-wire fence around approximately 75% of property. The other 25% is fenced in 5 strand barbed wire. Cross-fenced into 7 pastures. Current owner is running 500 head of sheep. You could run approximately 100 cow/calf pairs if you'd rather. One thing that makes this ranch stand out is a creek running through it! Leader Creek runs through the property year round. There is a solid metal bridge that makes going across the creek a breeze. Ranch has plenty of water with 6 ponds and creek. Large pecan and oak trees, with just enough timber for excellent hunting. This ranch has an excellent blend of warm and cool season grasses consisting of common Bermuda, Midland Bermuda, Dallis grass, Bahia and several varieties of clovers. The cool season grasses are predominately Rye grass and some Fescue. The steel pipe corrals are definitely adequate to work all the livestock that the property will carry. 36 x 100 metal barn being used to store feed and supplies. There is a metal shop that has a comfortable living quarters, with 1 bedroom, a full bath with laundry hook-ups, with a open kitchen living area. This would make a suitable place to live while you are building your dream home. There is rural water, well and electricity.

## Property Highlights

**Price Per Acre:** 2,300

**Acreage:** 370

**Location:** 28300 CR 1590  
Tupelo, OK

**Closest Town:** Stonewall, OK

**Access:** Graded County Road

**Taxes:** \$510 per year

**Topography:** Gently rolling  
to level

**Improvements:** Metal  
barn/Apartment, barn, Loafing  
shed

**Bedrooms:** 1

**Baths:** 1

**Forage:** Bermuda, Rye,  
Lespedeza, Native Mix.

**Capacity:** 500 Sheep or 100  
cow/calf pairs

**Water:** 6 ponds and Creek

**Wildlife:** Whitetail deer,  
turkey

**Utilities:** Rural Water and  
Electricity

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