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# World Class Ranches Team Brokered by EXP Realty

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

**Hanna Ranch 198-SKB**

**\$499,000.00**



This amazing ranch sports a four bedroom, one and one-half bath home, large barn, steel working pens, five stock ponds, and four pastures. The forage consists of Bermunda grass, Korean Lespedeza and native grasses. The fencing is in good condition. Open pastures cover about 80-85% of the ranch, with some wooded areas for cover and wildlife habitat. Located on a county road, this ranch is about one hour 15 minutes south of Tulsa, OK; about one hour 45 minutes east of Oklahoma City, OK and about 3 hours 15 minutes north of Dallas, TX. The four bedroom home also has a den with fireplace, a second living area that could be used as a game room or other area, the kitchen is nice size. The hall bath is large, and the closet space is good. Also featured is a storm cellar that is accessed from the laundry/mud room. The large barn is enclosed and could also be used to shelter equipment. The working pens are made of pipe and of adequate size to accommodate cattle carried on the ranch. The terrain is very gently rolling, with sandy loam soils (One of the neighbors is growing watermelons). This ranch is productive as well and aesthetically appealing. Call Sandy Brock Bahe with questions or to view at 918-470-4710 or toll free at 844-WCR-LAND.

## Property Highlights

**Price Per Acre:** 2,520.00

**Acreage:** 198 Acres

**Location:** 1.15 hr S of Tulsa, OK; 3 hrs N of Dallas, TX

**Closest Town:** Henryetta, OK

**Access:** County road frontage

**Taxes:** \$804.21/year

**Topography:** Very gently rolling pasture, some treed areas

**Improvements:** 4 bed house, barn, pens, ponds, fencing

**Home Sqft:** 2040

**Bedrooms:** 4

**Baths:** 1.5

**Forage:** Bermunda grass, Korean Lespedeza, native

**Water:** ponds

**Wildlife:** Whitetail, turkey, dove, squirrels and others

**Utilities:** Well water, Electric, septic system

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