



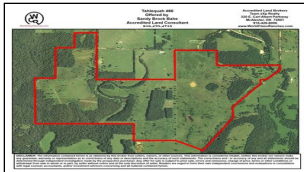
WorldClassRanches.com  
Your Brand for Ranch & Trophy Properties

# World Class Ranches Team Brokered by EXP Realty

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

**Tahlequah Ranch 466-SKB**

**\$1,281,500.00**



This 466 acre ranch is covered in Bermuda Grass, Korea Lespedeza, Clovers, native grasses and some Fescue. This combination contains grasses that start early and remain late into the growing season. Eight ponds supply abundant water for the livestock and wildlife. Cross-fencing allows for rotational grazing. Access via a county road along part of the east boundary and on the north side of the property makes it easy to get trucks, trailers and haying equipment onto the property. This is not only a productive ranch, but also a very aesthetically appealing property with gently rolling terrain and views of the surrounding foot hills. There is enough forrested area to attract and provide cover for deer, turkey and other indeginous wildlife. Electricity is available at the road frontage. Homes in the area utilize well water. Call Sandy Brock Bahe at 918-470-4710 or Toll Free at 844-WCR-LAND.

## Property Highlights

**Price Per Acre:** 2,750.00

**Acreage:** 466 Acres

**Location:** 1.75 hrs. SE of  
Tulsa, OK

**Closest Town:** Tahlequah, OK

**Taxes:** \$511.82/year

**Topography:** Very gently  
rolling to hilly

**Improvements:** Fencing,  
ponds

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

**Capacity:** 80 to 100 pair

**Water:** Ponds, seasonal stream

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

**Utilites:** Electricity available

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**918-470-4710**