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Accredited Land Brokers Team Brokered by EXP Realty

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

Hughes County 235

\$550,000.00



- Beautiful Cattle Ranch with Native, Fescue, Dallas, and clover. - 4 bedroom 2 bath home, Hay barn and equipment overhead shed. - County Roads on 4 parcels, Good Fencing. - 80 cow capacity depending on management. - Exceptional water with 5 ponds and numerous pools along water ways. Precipitation Average Annual: 41.7in Number of Days with Precipitation: 78 Wettest Year: 76.93in (2015) Driest Year: 20.67in (1901) Greatest Daily Rainfall: 7.65in According to the U.S. Census Bureau, the county has a total area of 815 square miles (2,110 km²), of which 805 square miles (2,080 km²) is land and 10 square miles (26 km²) (1.3%) is water. The county is located in the Sandstone Hills physiographic region. It is drained by the North Canadian River, Canadian River, and Little River.. The county includes Holdenville and Wetumka lakes.

Property Highlights

Price Per Acre: 2,341

Acreeage: 235 Acres m/l

Location: Dustin 5 miles, Henryette 25 mi, McAlester 35

Closest Town: Dustin, OK

Access: County road

Taxes: \$630 -2019 tax year

Topography: rolling meadows

Improvements: Hay barn, equipment cover, storm cellar

Home Sqft: 2240

Bedrooms: 4

Baths: 2

Forage: Bermuda, fescue, native, clover,

Capacity: 80-90

Water: Rural Water, pond in each trap.

Wildlife: Deer, turkey, dove, squirrels, rabbits

Utilites: Electric and rural water

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