



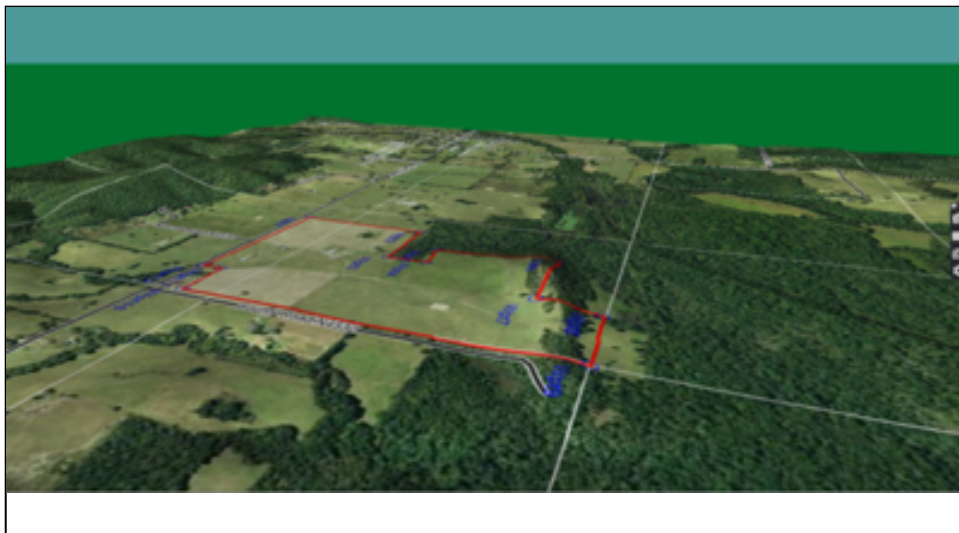
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World Class Ranches Team Brokered by EXP Realty

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

Leflore Ranchland 147-rb

\$599,000.00



This is the perfect combination ranch in one of most beautiful and scenic areas of Oklahoma. Gentlemen rancher's ideal surroundings, cattle, horses, chickens, cattle dog, Shed hunting dogs, gardens and storm shelter. Modern 4 bedroom, 2 bath house, paved county road access, corrals and working area for cattle. Electricity and rural water with an additional water well. Youth jungle gym area and dog kennel. Beautiful lush pastures and exceptional wildlife hunting bordering the Wister Wild Life Management Area. Wister WMA covers 35,500 acres of central Leflore and eastern Latimer Counties in southeastern Oklahoma. Located around the 7,000 acre Wister Reservoir, along and either side of Hwy. 59 and 271 south, south of the towns of Wister and Heavener. The area is a mixture of river bottoms, upland and foothills. Bottomland consists mainly of Oaks and other hardwood species. Upland sites are a mixture of small fields of native grass, greenbrier and sumac. Foothills consist of post oak, hickory and pine. The Poteau and Fourche Maline Rivers run through the east and west portions of the area and offers a good example of bottom land hardwoods floodplain. The average annual precipitation for the area is about 50 inches.

Property Highlights

Acreage: 147

Closest Town: LeFlore

Access: Paved County Road

Topography: Meadows to higher elevation

Improvements: Home, Dog Kennel, Storm Cellar, Large Porch

Home Sqft: 2488

Bedrooms: 3

Baths: 2

Forage: Bermuda, fescue, native, clover, hardwoods

Capacity: 50

Water: Rural and Well

Wildlife: Whitetail deer, turkey, bobcat, bear

Utilites: Electric and rural water

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