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Accredited Land Brokers Team Brokered by EXP Realty

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

Lamar Ranch 1075-A WJW

\$2,310,200.00



This property has a contiguous 1,075 acres of excellent cattle grazing consisting of twelve separate pastures for rotational grazing of Bermuda grass, fescue, and native grasses. Gently rolling hills with an abundant water supply from 20 ponds along with a well stocked 6.5-acre lake. There are some small areas of timber for cover for cattle and wildlife. Added features include a productive shale pit, free natural gas, two water wells, and a rural water supply. The steel working pens at the headquarters are more than adequate to work all the livestock the ranch will carry and has a covered chute. There is a smaller set of steel pens on the west side of the ranch also. Hay/equipment storage is there in the form of a barn and shop. The modest ranch house features three bedrooms and two baths, with about 2000 square feet of living space with CH/A. The rooms are good size, and there is a covered porch across the front of the house. The ranch is far enough away from large cities for quiet living with paved roads to take you in different directions. For more information about the ranch or to schedule a time to view call Andy Wiedel at 918-617-0242 or Jamie Wiedel at 918-557-0159 or toll free at 844-WCR-LAND.

Property Highlights

Price Per Acre: 2149.00

Acreeage: 1075 Acres

Location: 1.5 hr S of Tulsa, OK; 2.25 hrN of Dallas, TX

Closest Town: Holdenville, OK

Access: Paved County Road

Taxes: \$1834.00

Topography: Gently rolling pastures.

Improvements: Home, barn, steel pens, ponds, fencing.

Home Sqft: 2004

Bedrooms: 3

Baths: 2

Forage: Mix of Bermuda, Fescue, and Native grasses

Capacity: 200 Momma Cows/with calves

Water: 21 Ponds

Wildlife: Whitetail deer, quail, duck, & other

Utilites: Septic system, 2 water wells

Development Potential Road frontage on four sides, water& electric

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Jamie Wiedel

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