World Class Ranches Team Brokered by EXP Realty

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

Garvin Ranch 265-SKB — $755,250.00

This exceptionally productive ranch has a stocking rate of about 90 pair. Sectioned into five pastures with new six-strand barbed wire cross-fencing, there are seven ponds for more than ample water for the livestock. The forage is primarily Bermuda Grass, Fescue, Lespedeza, Bahia, and native grasses. It also has electricity, a well, barn, small set of existing pens and the seller has a larger set of pipe working pens about 60 to 70% completed. Sited in the center of the ranch is a small cabin with septic, electricity and a well. the yard area is fenced off from the pasture. There is also a new fenced alley from the center of the ranch to the existing barn and smaller set of pens. About 90 % of the ranch can be baled for hay. The soils are well above average. Priced at just $8392 per pair, this ranch is a real value compared to the competition. An additional 1285 acres may also be purchased: See the Garvin 1285 Ranch for details. Call Sandy Brock Bahe with any questions or to view this productive property at 918-470-4710 or Toll Free at 844-WCR-LAND.

Property Highlights

Price Per Acre: 2850.00

Acreage: 265 Acres

Location: 3 hrs. N of Dallas, TX

Closest Town: Garvin, Oklahoma

Access: State highway

Taxes: $381.08/year

Topography: Flat to very gently rolling pasture

Improvements: Cabin, pens, barn, cross-fencing

Forage: Bernuda, Clover, Fescue, & native

Capacity: 90 pair

Water: Well, and ponds

Wildlife: Whitetail deer, squirrels, dove, Other

Utilites: Electricity, septic, well

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