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# World Class Ranches Team Brokered by EXP Realty

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

**Porum 80 acres**

**\$400,000.00**



Beautiful Eufaula Lake and the Canadian River are within 10 minutes of the property. This exceptional 80 acres, has rural water on four sides, paved county road along the west boundary, and a gravel county road along the south side. The land could easily be subdivided into smaller building tracts. Level terrain allows for ease of site preparation. The north boundary is lined with ornamental Pear Trees, with some ornamental Pears forming fingers running through the property. If you are looking for good grass land for pasture and a home site, this is a gorgeous property with utilities. If you are looking for transitional land to develop, this may be just what you are looking for. Approximately 95% open pasture, with Bermuda Grass, Clovers, and native grasses. Porum town limits joins the property and the school is nearby. There are also many recreational opportunities in the area. Distances to: Tulsa, OK -- 1 hour 20 minutes Oklahoma City, OK--2 hours Ft. Smith, AR--1 hour Branson, and Springfield, MO--3.5 hours Hot Springs, AR--3.5 hours Webbers Falls, the Arkansas River and Robert S. Kerr Reservoir--25 minutes Fort Gibson Lake, and Sequoyah National Wildlife Refuge--45 minutes Tenkiller Lake and State Park--40 minutes Call Sandy Brock Bahe to view or with questions at 918-470-4710 or Toll Free at 844-WCR-LAND.

## Property Highlights

**Acreage:** 80 Acres

**Location:** 1.5 hrs from Tulsa, OK, 40 mins Tenkiller Lake

**Closest Town:** Porum, OK

**Access:** Paved roads

**Topography:** Flat open pasture, with mature shade trees

**Improvements:** 2 ponds, fenced, rural water, electric

**Forage:** Bermuda, clover, native grasses

**Capacity:** 30 pair

**Water:** 2 ponds

**Utilities:** Rural water and electricity

**Development Potential** Has utilities, could be sub divided

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**Sandy Brock Bahe**

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**918-470-4710**