



WorldClassRanches.com

Your Brand for Working Ranches and Recreational Land

Mark Holbrook, Ranch and Land Specialist

Kiamichi Foot Hills Cattle Ranch

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 **REALTY WORLD®**

Service Professionals

1405 S George Nigh Expwy, McAlester, OK 74501
Office: 918-426-6010 Fax: 918-426-6022



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ACREAGE	120 Acres M/L
LOCATION	4 miles N of HWY 3 & 7 20 miles west of Broken Bow, in McCurtain County, OK
LAND	Slow rolling terrain 95% open with mature hardwood around building site at entrance. New pasture soil rich in nutrients. Property being intensively managed including spraying for weed control and new growth brush control.
ACCESS	Gravel county road.
UTILITIES	Electricity.
IMPROVEMENTS	3 miles of new 5 wire fencing with steel corner post and steel stretch post. New steel working pens with holding facility. 3 ponds. Building site cross fenced out from pasture. Gated entrance. Electricity along entire front of property, 1/4 mile.
MINERAL RIGHTS	Surface only
COMMENTS	Excellent secluded ranch property.
PRICING	\$2000 per acre (\$240,000)

Information Page

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McAlester, Oklahoma
Mark Holbrook 580-372-3197

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Aerial Photograph

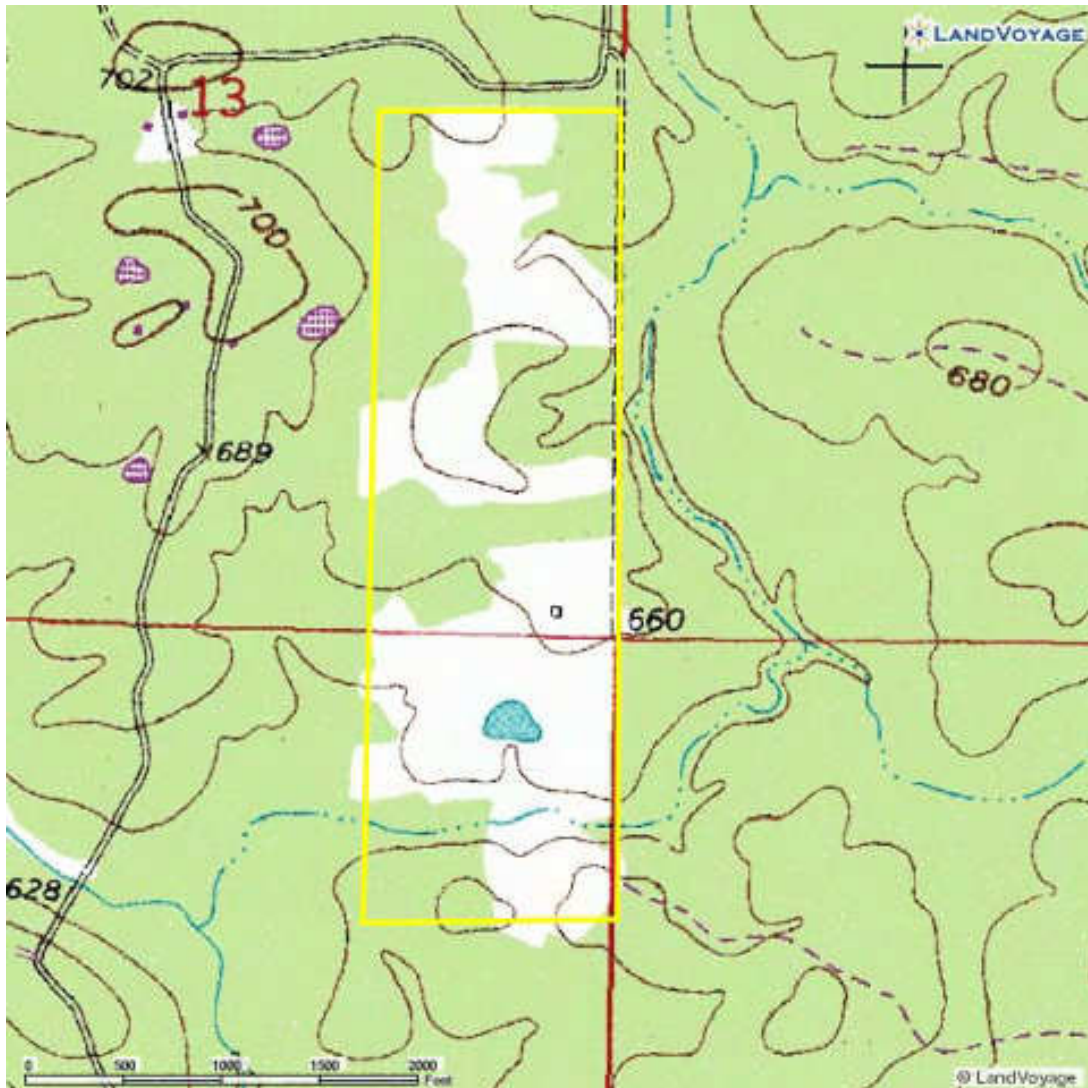
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Topographical Map

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Property Pictures

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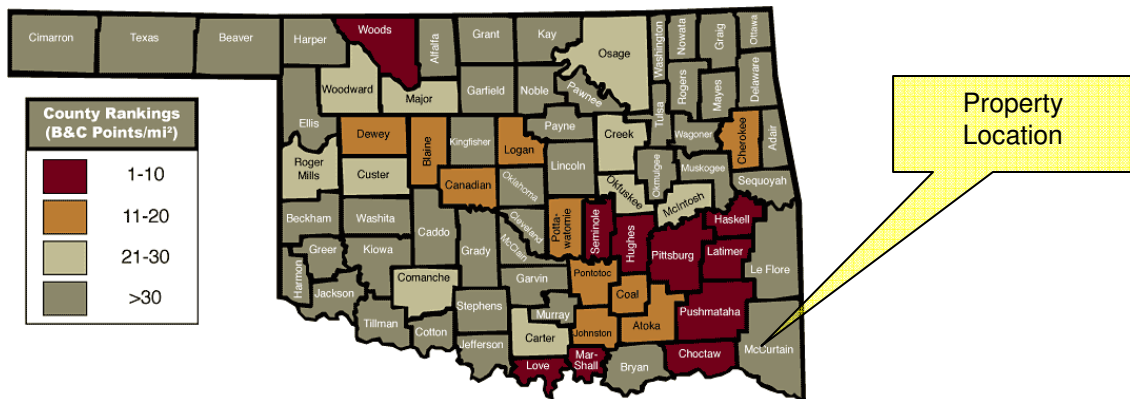


OK State Record Typical
185 6/8"



OK State Record Non-Typical
248 6/8"

Note: The deer pictured are the current Oklahoma State record deer in their category. These deer were **NOT** harvested on the property for sale.



Oklahoma Deer FACTS

Oklahoma Deer FACTS

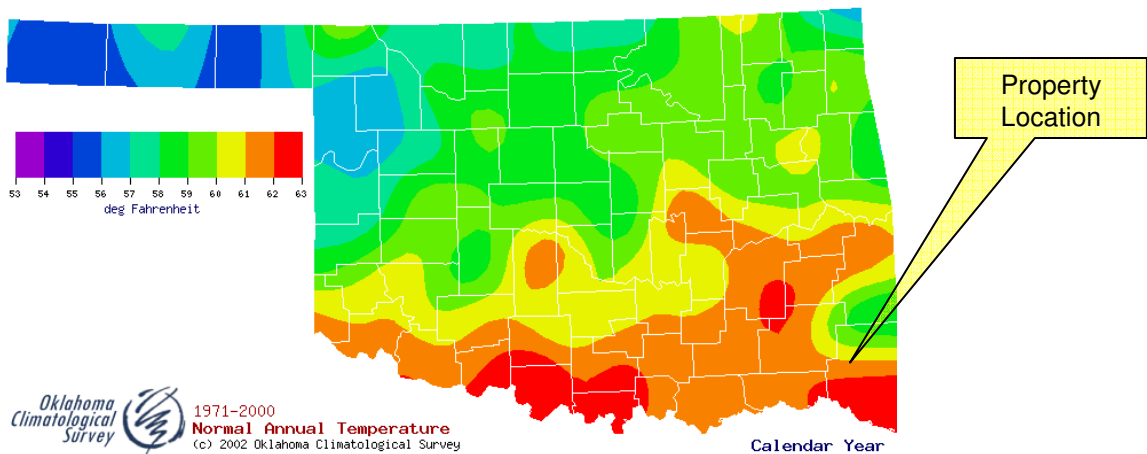
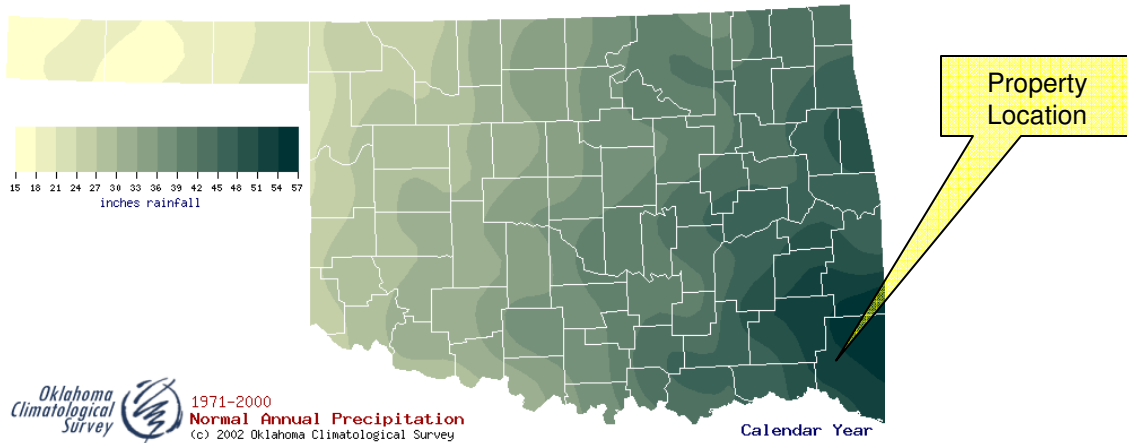
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Oklahoma Weather FACTS

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