

Versatile Cross Timbers Ranch
000 TBD CR 1590
Tupelo, OK 74572

\$990,000
308± Acres
Pontotoc County



MORE INFO ONLINE:

<https://livingthedreamland.com/>



**Versatile Cross Timbers Ranch
Tupelo, OK / Pontotoc County**

SUMMARY

Address

000 TBD CR 1590

City, State Zip

Tupelo, OK 74572

County

Pontotoc County

Type

Hunting Land, Ranches, Recreational Land, Horse Property

Latitude / Longitude

34.714061 / -96.428732

Acreage

308

Price

\$990,000

Property Website

<https://livingthedreamland.com/property/versatile-cross-timbers-ranch-pontotoc-oklahoma/53951/>



MORE INFO ONLINE:

<https://livingthedreamland.com/>



PROPERTY DESCRIPTION

Presenting a versatile combination ranch that caters to both ranchers and avid outdoorsmen alike. Situated on approximately 308 acres, this property offers a diverse landscape with a range of features for livestock operations or recreation. The south end of this ranch offers approximately 40 acres of improved pasture providing ample grazing and hay opportunities. Discover the beauty of 7 ponds, including two that appear to be spring-fed, providing ample water sources for livestock and wildlife. In the northwest corner, a hardwood ridge spanning around 70 acres showcases oak flats, wooded draws, and pinch points, ideal for hunting and outdoor adventures. The remaining 198 acres present a picturesque cross timbers habitat, characterized by a mosaic of native grass, brush, and thickets. The standout feature of this ranch is its exceptional access, perfect for ranching operations or hunters wanting to keep the wind in their favor. With county road frontage on 3 sides, blacktop frontage on the south side, and frontage on State Highway 48 in the southwest corner, convenience is at your fingertips. The vast amount of natural openings, interior roads and the flat to rolling terrain present unlimited opportunities for multiple food plots of any size. This place truly has the foundation needed to make a top notch turn key hunting oasis. Embrace the privacy and seclusion offered by the property's borders, with timber surrounding 3 sides. Multiple building locations are available throughout, with a stunning hilltop spot at the center overlooking the scenic hay fields to the south. A wet-weather creek adds to the natural charm and diversity of the landscape. The main gate offers a nice welded pipe entryway with a matching set of pipe working pens in the eastern hay field. There is also another set of older working pens adjacent to the western hay field. The ranch is fenced and cross fenced. This property is currently income producing with a month to month grazing and hay lease. While touring the property, the sounds of turkeys gobbling and many deer tracks serve as a testament to the abundant wildlife that calls this ranch home. Located just 10 minutes from Allen, Oklahoma, 40 minutes from McAlester, Oklahoma, 2.5 hours from Dallas, Texas, and 2 hours from OKC, this ranch offers a perfect blend of rural tranquility and accessibility. Electric and rural water are on the property. Experience the best of ranch living and outdoor recreation in this exceptional cross timbers oasis.

MORE INFO ONLINE:

<https://livingthedreamland.com/>



**Versatile Cross Timbers Ranch
Tupelo, OK / Pontotoc County**

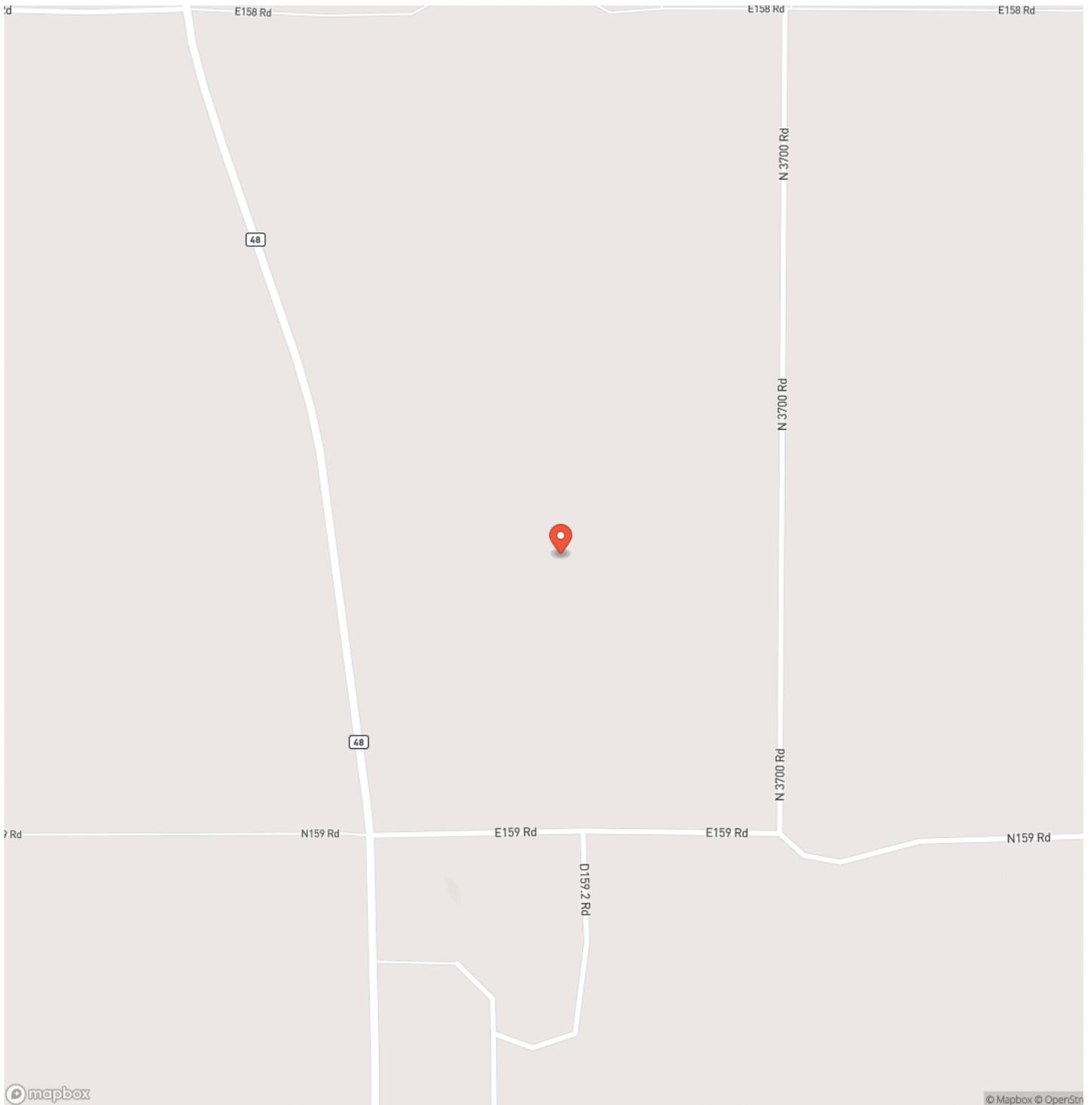


MORE INFO ONLINE:

<https://livingthedreamland.com/>



Locator Map

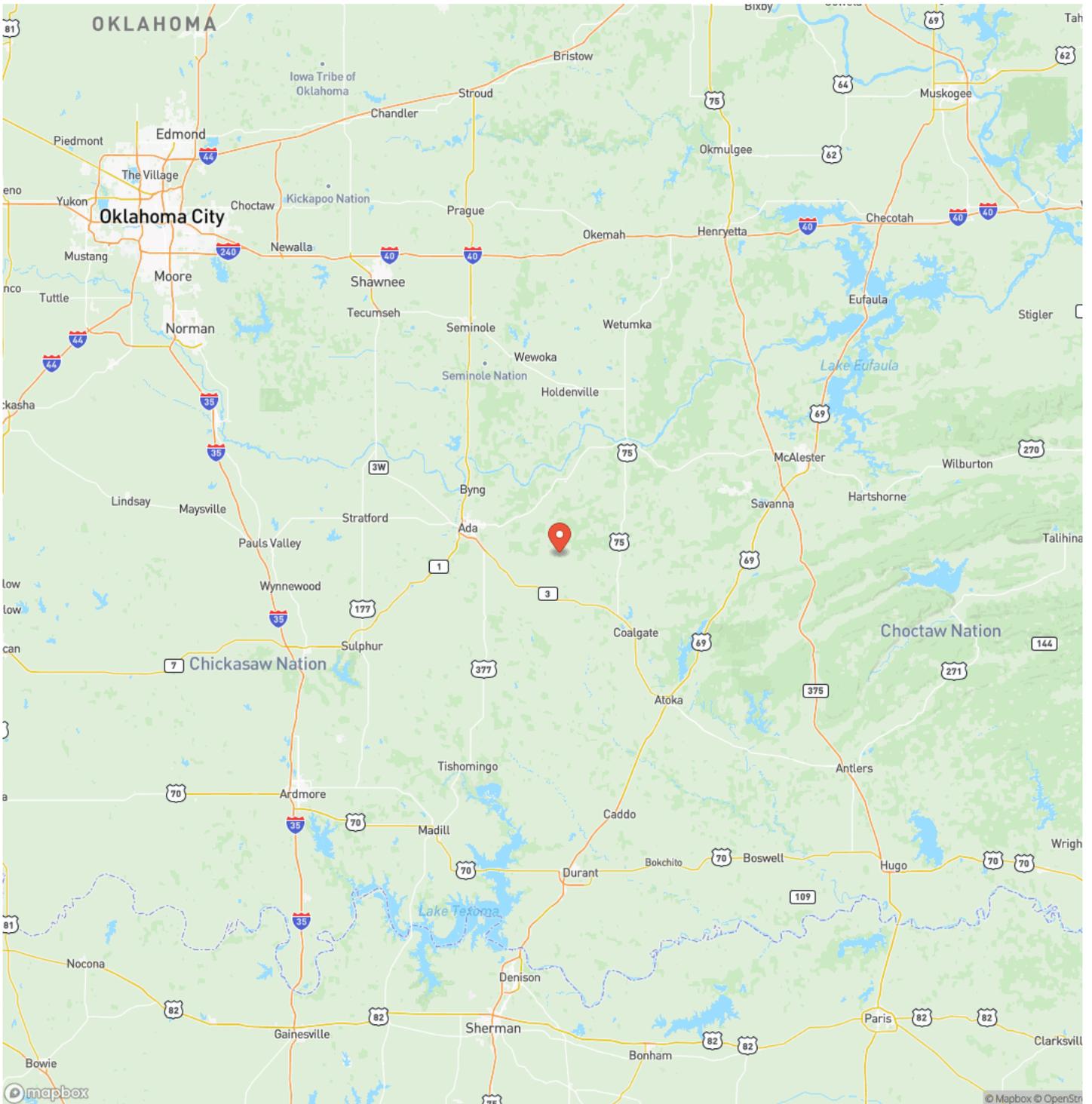


MORE INFO ONLINE:

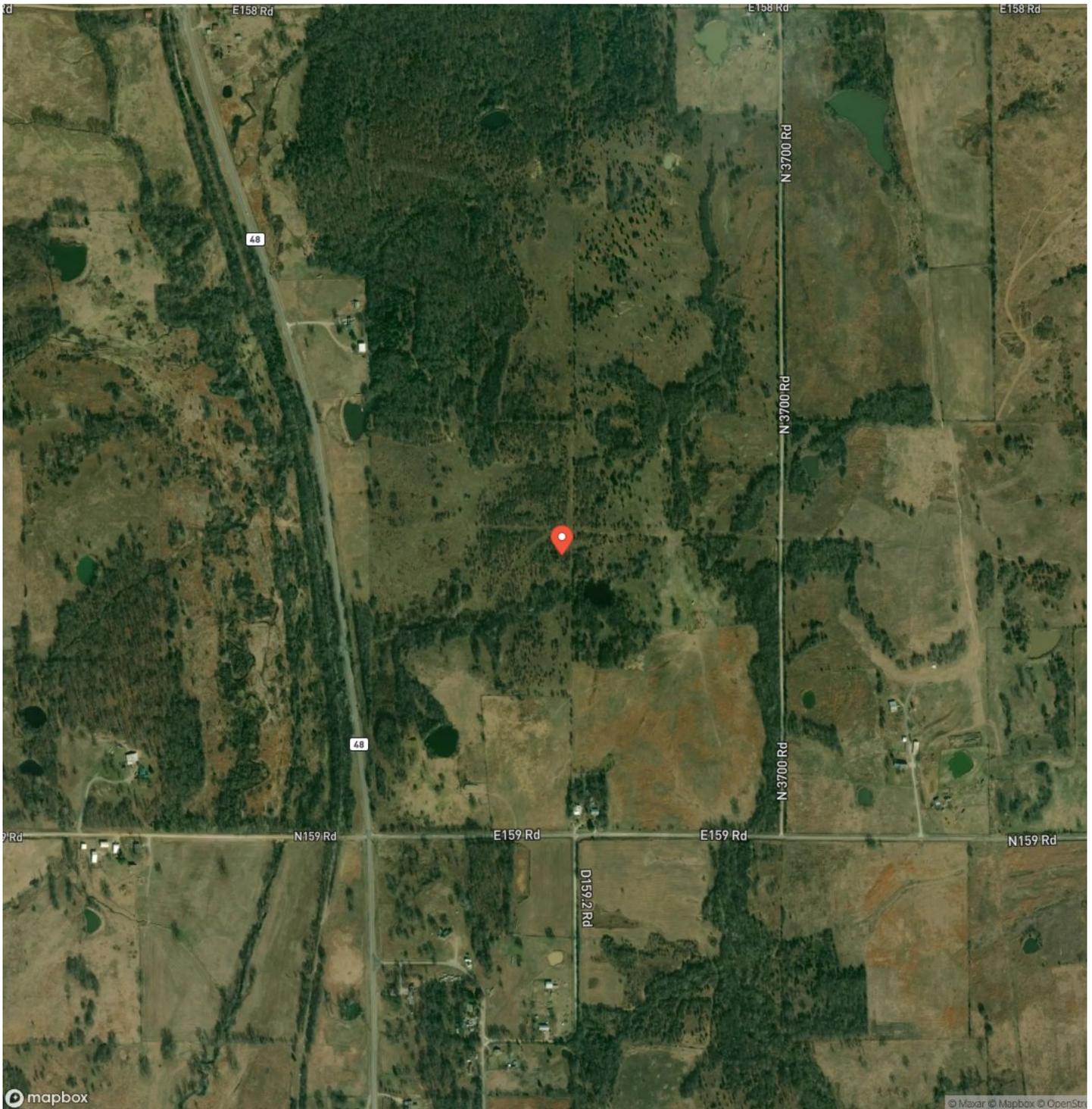
<https://livingthedreamland.com/>



Locator Map



Satellite Map



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Living The Dream Outdoor Properties
100 Chesterfield Parkway
Chesterfield, MO 63005
(855) 289-3478
<https://livingthedreamland.com/>

MORE INFO ONLINE:

<https://livingthedreamland.com/>

