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# World Class Ranches Team Brokered by EXP Realty

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

**Eufaula Lake 60**

**\$360,000.00**



This exceptional 60 acres already has rural water, electricity, and paved county road frontage. There is an older mobile home that has been added onto, and a storage building. The land contains mostly hardwood trees such as Oaks, Hickory, Elms, but does also have some Cedar trees. The trails over the land wind through the trees past some beautiful rock formations. I believe with some clearing there would be nice views of Eufaula Lake. With adjoining wooded lands, the hunting should be good for Whitetail Deer, Dove, Squirrels, and other indigenous wildlife such as feral hogs. Sited between the towns of Eufaula and Stigler, Oklahoma you would have access to shopping, schools, and normal small-town amenities. However, Eufaula also has a huge marina for all boat sizes, restaurants, Jelly Stone water park, and other tourist attractions. Eufaula Lake is over 50 miles long with over 300 miles of shoreline. This affords opportunities for a multitude of water sports, including fishing, boating, skiing, tubing, sailing, swimming, canoeing, and kayaking, windsurfing, stand up paddle boarding, kite surfing, and other fun and exciting activities. The town also hosts events throughout the year for your enjoyment. Location from: Tulsa, OK—1hr. 45 minutes Oklahoma City, OK—2 hrs. 12 minutes Dallas, TX—3 hrs. 24 minutes If you have questions or would like to view the property please call Sandy Brock Bahe at 918-470-4710 or toll free at 844-WCR-LAND.

## Property Highlights

**Price Per Acre:** 6,000.00

**Acreage:** 60 Acres

**Closest Town:** Eufaula, Oklahoma

**Access:** Paved county road

**Topography:** Rolling forested terrain

**Improvements:** Older Mobile home, storage building

**Bedrooms:** 3

**Baths:** 2

**Wildlife:** Whitetail deer, turkey, squirrels, dove, other

**Utilities:** Rural water and electricity

**Development Potential**  
Could potentially be subdivided by Buyer

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**Sandy Brock Bahe**

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**918-470-4710**