World Class Ranches Team Brokered by EXP Realty

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

Rouse Road Ranch 405 acres — $1,012,500.00









405 acres of beautiful diverse land just seven miles from McAlester, Oklahoma. The property consists of about 100 acres of open pasture of Bermuda Grass, Clovers, Fescue and Native Grasses. There is additional grasses in the lightly wooded areas as well. Eight ponds provide ample water for livestock, and the deer, turkey and other indigenous wildlife. With an average annual rainfall between 42 and 48 inches, the recharge on the stock ponds is generally very consistent. The stocking rate ranges from 50 to 65 pair. The ranch is fenced with some cross-fencing. The terrain varies from very gently rolling pasture to rolling and hilly forests. The property has one mile of county road access along the north side, as well as access from Krebs Lake Road on the east and southeast. The property could be subdivided into ranchettes as there is also a rural water line along the one-mile north boundary. There is electricity and rural water on the ranch. Mature hardwood trees supply habitat and forage for the Whitetail Deer and other wildlife and wonderful areas to explore at your leisure. This is a beautiful ranch for horseback riding, 4-wheeling, long nature walks, and fishing. Fish Creek runs through part of the easterly portion of the ranch, and five seasonal streams provide additional water during parts of the year. Access to Eufaula Lake is via a boat ramp about 3.5 miles away. Call Sandy Brock Bahe to view or with questions at 918-470-4710 or Toll free at

Property Highlights

Acreage: 405 acres

Location: 1.75 hrs. S. of Tulsa, OK; 3 hrs N of Dallas

Closest Town: McAlester

Access: 3 county roads

Taxes: $$651.00/year

Topography: Flat to hilly

Improvements: Fencing, ponds

Forage: Bermuda, fescue and native grasses

Capacity: 50 to 60 pair

Water: 7 ponds

Wildlife: Whitetail deer, turkey, squirrels, Dove, etc.

Utilites: Electricity, rural water at the road

Development Potential
Could be subdivided, close to town

The information above is from sources deemed reliable, but we offer no warranty or representation regarding its accuracy. Seller(s), Accredited Land Brokers LLC, World Class Ranches, affiliated Brokerages, Brokers, Agents and/or Employees expressly disclaim any liability for errors, omissions or changes regarding any information provided for this property. Grass production and carrying capacity vary according to management practices. Water availability will vary by climatic conditions. Surface and Ground water usage may need State Permits. All maps are for illustration only. All offerings, pricing, and information are subject to change at anytime. Copyright 2005-2026 All Rights Reserved

Sandy Brock Bahe
World Class Ranches Team Brokered by EXP Realty
918-470-4710