World Class Ranches Team Brokered by EXP Realty

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

Eufaula Ranchette 40 — $339,000.00









Located just one-half mile from Eufaula Lake, this versatile and beautiful 40 acres has so many amenities. It features a one bedroom, one bathroom cabin with an open kitchen/living/dining area and a carport. The large bathroom has washer and dryer connections and water heater. The property also boasts a 30'X50' metal shop with large sliding doors on each end and a walk-in door. A detached office provides privacy for those wishing to work from home. A metal storage building provides the extra storage we all need. And for those of you that want to get in on the chicken craze and generate your own healthy egg supply the large chicken coop with fully enclosed and covered run is ideal to get you started. Would you like to have horses or raise a calf, goats or other animals? Three loafing sheds and cross fencing are already there to protect and allow you to rotate the animals. A set of working pens is there also with a covered chute. And there is plenty of room for a garden or fruit trees. Deer come onto the property frequently, and turkey have also been seen. Did I mention there are two ponds? A seasonal stream toward the back of the land among the large hardwood trees is another water source during the wetter months. Exterior fencing and cross fencing are in good condition. The boat ramp and marina 2.25 miles from the property allow you to be on the water in no time. Call Sandy Bahe at 918-470-4710 or toll free at 844-WCR-LAND.

Property Highlights

Acreage: 40 Acres

Location: 1/2 mi to Eufaula Lake, Eufaula, Oklahoma

Closest Town: Eufaula

Access: Paved county road

Topography: Level on the S. to a small hill in the back

Improvements: Cabin, shop, office, storage, pond, fencing

Bedrooms: 1

Baths: 1

Forage: Bermunda and Native grasses

Capacity: 5-6 head

Water: One pond

Wildlife: Deer, turkey, squirrels, etc.

Utilites: Well, Septic, electricity

Development Potential
Could be subdivided

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