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World Class Ranches Team Brokered by EXP Realty

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

Twin Lakes Ranch 500 Acres

\$1,999,040.00



Located just 21 miles north of McAlester, Oklahoma, this exceptional 500 acre ranch offers a rare blend of productive cattle operations, recreational opportunities, and comfortable country living. The owner has additional land available for a total of 1123 acres that is contiguous. The property is well-equipped with a spacious 4-bedroom, 2-bath brick home that serves as the ranch headquarters, along with a separate 1-bedroom, 1-bath guest house ideal for visitors, ranch hands, or extended family. The primary residence features two living areas, a large country kitchen with a breakfast bar, two water heaters, and central heating and cooling. The bathrooms are large, and the large kitchen with Oak Cabinets has ample counter and storage space. Additional improvements include a 50' x 30' barn to support livestock and agricultural operations, an equipment shed and a large carport. Approximately 500 acres of the ranch are primarily open pasture currently utilized for livestock grazing, complemented by a productive hay meadow that provides additional forage resources. Water is abundant throughout the property, featuring a beautiful 13-acre lake, a 7-acre lake, and 18 stock ponds strategically located to support both livestock and wildlife. The lakes are stocked and the owners have pulled out some very nice Bass. One of the lakes has a nice waterfall during the rainy season. Call Sandy Brock Bahe at 918-470-4710 or Toll Free at 844-WCR-LAND with questions or to view.

Property Highlights

Price Per Acre: 3998.008

Acreage: 500 acres

Location: 21 miles NW of McAlester, OK

Closest Town: McAlester, OK

Access: 1/4 mile off Paved county road

Topography: Flat to gently rolling terrain

Improvements: Home, guest house, barn, pens, fencing

Home Sqft: 1917

Bedrooms: 4

Baths: 2

Forage: Bermunda, Clover, varieties of natives

Capacity: 100+ pair

Water: 2 lakes, 18 ponds

Wildlife: Whitetail Deer, Turkey, Dove, Squirrels, othe

Utilites: Electric, septic, City water

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