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World Class Ranches Team Brokered by EXP Realty

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

McAlester Ranch 492 Acres

\$1,792,000.00



492 acres of beautiful diverse land just seven miles from McAlester, Oklahoma. The property consists of about 112 acres of open pasture of Bermuda Grass, Clovers, Fescue and Native Grasses. 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 75 pair. There is a 30' X 60' barn, and several sheds, and a 40' X 96' detached carport and equipment shed. The ranch is fenced and cross-fenced into 5 pastures. The terrain varies from very gently rolling pasture to rolling and hilly forests. The property has one mile of county road access across the north side, 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, (check for water supply availability). The rural water to the house comes in from the east. Mature hardwood and some cedar trees supply habitat and forage for the Whitetail Deer and other wildlife and provide 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. Call Sandy Brock Bahe at 918-470-4710.

Property Highlights

Acreage: 492

Location: 6.7 miles NE of McAlester, OK

Closest Town: McAlester, OK

Access: County Road

Taxes: \$3,104.00/2025

Topography: Very gently rolling pasture to hilly forest

Improvements: Home, barn, shop, sheds, fencing, 10 ponds

Home Sqft: 3200

Bedrooms: 4

Baths: 3

Forage: Bermuda, clovers, natives, some fescue

Capacity: 50- 75 pair

Water: 10 ponds, 5 seasonal streams

Wildlife: Whitetail Deer, turkey, squirrel, Dove, other

Utilities: Rural Water, Electric, Septic System

Development Potential Call for discussion regarding development

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