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# World Class Ranches Team Brokered by EXP Realty

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

## Piney Creek Recreation Land Auction-rb

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The Piney Creek Ranch is a very unique tract of land with over one mile of Piney Creek running through the property, which is adjacent to Lake Eufaula, one of the largest man-made lakes in the country. The area provides many recreational venues from excellent whitetail and turkey hunting to boating, fishing, water skiing and other water sports. We are marketing the property as a whole with the mineral interests. The property is well suited, for a future developer, to be subdivided into 100 to 400 acre tracts for affluent lake homes estates, which is near the No. 9 Landing Marina. Seller is willing to sub-divide. Auction information: Brent Wellings, Schrader Auctions 800-451-2709 OPEN HOUSE/INSPECTION DATES August 30th 9-11 AM September 16th 9-11 AM September 29th 4-6 PM PROPERTY LOCATION From downtown Eufaula follow Hwy 9 east toward Stigler, OK for approximately 8 miles property will begin on left. AUCTION LOCATION McIntosh County Fairgrounds, OK-9 Eufaula, Oklahoma 74432 Directions: From downtown Eufaula follow Hwy 9 east toward Stigler, OK, fairgrounds will be on the right approximately 2 miles out of town. PROPERTY DESCRIPTION The Piney Creek Ranch represents a unique opportunity to acquire both large and small acreage tracts in a great location along Eufaula Lake, near the #9 Marina. The ranch consists of 1,976+/- acres that combine lake frontage, 3.5+/- miles of Piney Creek

### Property Highlights

**Acreage:** 1976 acres m/l

**Location:** Pittsburg County

**Closest Town:** Eufaula

**Access:** Paved road

**Topography:** Rolling hills

**Water:** Piney Creek

**Wildlife:** Whitetail deer and turkey

**Development Potential** Yes

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