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## World Class Ranches Team Brokered by EXP Realty

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

**Eufaula Dam Ranch 36-MP**

**\$350,000.00**



Nestled minutes from Lake Eufaula and the Canadian River, this 36-acre ranchette has quick access to Highway 9 and the communities of Eufaula, McAlester, Checotah and Stigler, Oklahoma. The property is mostly cleared with several fenced pastures, native grasses and beautiful views. In one corner there is a timber lined cove which supports local wildlife, lots of deer, and has been a favorite hunting spot over the years. The property is cross fenced with two large pastures, both containing stocked ponds, the front pasture pond is quite large and would easily support livestock. There is a nice horse set up at the north end of the front pasture which includes a number of buildings. A newer 30 x 20 metal barn with open stalls, water, lights and a work area; an open-faced pole barn, with electricity, that can be used for more stalls or equipment, a steel framed 40 x 180 structure (7200 sq ft) that is just waiting to be finished into a barn, business or dream home. This property also boasts a 1296 square foot brick 3-bedroom 1.5 bath home built in 1995. The house has had many upgrades, which includes new windows, paint, kitchen and a bonus room with walk-in closet. Kitchen appliances and washer and dryer are included!! There is an underground safe room outside the backdoor and another pole barn for parking equipment. The property is surrounded by large landowners, so views are very nice. The river is just a short ride down the road, by horse or ATV. This is quiet country living a

### Property Highlights

**Acreage:** 36 Acres

**Location:** 1.5 hr south of Tulsa, 2.5 hrs east of OKC

**Closest Town:** Eufaula

**Access:** Hwy 9 and I-40

**Taxes:** \$839.39

**Topography:** flat open pastures w/scattered trees

**Home Sqft:** 1296

**Bedrooms:** 3

**Baths:** 1.5

**Forage:** Native grasses

**Capacity:** 10 pair

**Water:** 2 year round ponds

**Wildlife:** Deer and native wildlife

**Utilities:** County water, septic, electric, no gas

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