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Accredited Land Brokers Team Brokered by EXP Realty

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

Eufaula Dam Ranchette 36-MP

\$360,000.00



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

Nestled near the Eufaula Dam & lake, and the Canadian River with world class fishing, this 36 acre ranchette has quick access to Highway 9 and the communities of Eufaula and Stigler, Oklahoma, This small combination ranch features a little bit of fishing, a little bit of hunting, and a little bit of ranching that is turn key ready for running cattle and horses! The property features 2 stocked ponds, that provide ample water, 1 of which is located in a fenced off section at the rear of the property and is a perfect spot for hunting or just enjoying the the deer that frequent the property. The majority of the property has good hay meadows that are currently baled, and several brand new cross fences that separate the property into a large hay meadow pasture area with pond, an additional section for hunting or additional livestock with a pond, along with several paddocks perfect for horses and other livestock. Newer pole barns include recently improved stalls, a shop area, tack room and turn out paddocks with water and electricity. There is also an insulated tack/supply shed. This property also boasts a 1296 square foot 3 bedroom 1.5 bath home built in 1995, with upgrades, with a bonus room that includes a walk in closet. Kitchen appliances and washer and dryer are included! The steel framed area and sea container are not included. This is quiet country living at it's best! Turn key ready for it's next owner!! Call Melanie Pennebaker @ 918-413-8319 to

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