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World Class Ranches Team Brokered by EXP Realty

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

Bandy Creek Ranch-133-MP

\$532,000.00



133 Acres, more or less, make up the Bandy Creek Ranch on the edge of the city limits of Wilburton, Oklahoma. The property consists of 5 cross fenced pastures that are ideal for rotational grazing with access to water on each. The north 26 acres of timber is fenced off an ideal for hunting. Bandy creek runs through the middle of the property and is year-round. There are an additional 2 year-round ponds. Deer abound on the property even though the property rests on the edge of town. There is east and west gated entries, with county roads to each entrance. A covered carport with water hookup is setup for a camper trailer on site. Electricity and county water are nearby as well as 3 phase electric. At the center of the property are pipe corrals for working cattle. There is also a 64X82 barn with a working alley and corrals ideal for working cattle and storing baled hay. The property has recently produced approximately 120 round bales a year on average or un approximately 37 cow/calf pairs. Grasses have been sprayed yearly prior to 2022. Bandy creek ranch is an ideal property for ranching, hunting, and building your new home!! For further information or to schedule a private tour, contact Melanie Pennebaker at 918-413-8319.

Property Highlights

Price Per Acre: 4,000.00

Acreage: 133 Acres M/L

Location: 2.5 hrs east of OKC, 3.5 hrs from Dallas

Closest Town: Wilburton

Access: Hwy 270, E1450 RD, to Dill Rd.

Taxes: \$344.47

Topography: flat gentle slope with one high ridge line

Improvements: cross fencing improvements

Forage: bermuda, fescue, & native grasses

Capacity: 37 Pairs

Water: creek, 2 ponds, 1 water hookup on site.

Wildlife: deer are plentiful, native wildlife

Development Potential 11 city lots (24 acres) development potential

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