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## World Class Ranches Team Brokered by EXP Realty

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

**Fly Ash 333 Acres**

**\$9,250,000.00**



333 total acres at Bokoshe, Oklahoma (Le Flore County, Oklahoma 333 acres permitted as a coal ash placement site Bokoshe Mountain overlooks the property and surrounding area Commercial and Industrial Large coal fly ash placement 3-phase electric Natural gas lines nearby Rural water service Location The Fly Ash Ranch is located approximately 1.5 miles south of Bokoshe, OK and 31 miles southwest of Fort Smith, AR. Access There is legal access to the property via LaFlore County Road 89 Notable for fly ash interests: Kansas City Southern Railroad is close to the property in Spiro, OK approximately 15 minutes from the property. Port of Keota at Keota, Oklahoma (18 miles/24 minutes) Port of Ft. Smith and airport--at Ft. Smith, Arkansas (40 minutes) Port of Van Buren at Van Buren, Arkansas (42 minutes Fly Ash Resource Summary Approximately 5,000,000 tons of coal fly ash Fly ash placed between 2001 and 2019 Placement contains both Class C and Class F fly ash Ledger of placement receipts available Professional analysis by University of North Carolina determined the Thumbs Up Ranch fly ash deposit to be suitable for industrial and agricultural uses. Copy and paste video link into browser to view: <https://photos.app.goo.gl/taEc7NCfEtHvPzf49> Call Sandy Brock Bahe at (918) 470-4710 or Toll Free at (844) WCR-LAND now.

### Property Highlights

**Acreage:** 333 acres, more or less

**Location:** 40 miles SW of Ft. Smith, AR

**Closest Town:** Bokoshe

**Access:** County Road

**Topography:** Flat to very gently rolling terrain

**Improvements:** Ponds

**Water:** Ponds, and rural water supply

**Utilities:** 3-phase electric, rural water.

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