# World Class Ranches Team Brokered by EXP Realty

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

## Rouse Road Ranch 405 acres — $1,012,500.00

405 acres of beautiful diverse land just seven miles from McAlester, Oklahoma. The property consists of about 100 acres of open pasture of Bermuda Grass, Clovers, Fescue and Native Grasses. There is additional grasses in the lightly wooded areas as well. Eight ponds provide ample water for livestock, and the deer, turkey and other indigenous wildlife. With an average annual rainfall between 42 and 48 inches, the recharge on the stock ponds is generally very consistent. The stocking rate ranges from 50 to 65 pair. The ranch is fenced with some cross-fencing. The terrain varies from very gently rolling pasture to rolling and hilly forests. The property has one mile of county road access along the north side, as well as access from Krebs Lake Road on the east and southeast. The property could be subdivided into ranchettes as there is also a rural water line along the one-mile north boundary. There is electricity and rural water on the ranch. Mature hardwood trees supply habitat and forage for the Whitetail Deer and other wildlife and wonderful areas to explore at your leisure. This is a beautiful ranch for horseback riding, 4-wheeling, long nature walks, and fishing. Fish Creek runs through part of the easterly portion of the ranch, and five seasonal streams provide additional water during parts of the year. Access to Eufaula Lake is via a boat ramp about 3.5 miles away. Call Sandy Brock Bahe to view or with questions at 918-470-4710 or Toll free at

### Property Highlights

**Acreage:** 405 acres

**Location:** 1.75 hrs. S. of Tulsa, OK; 3 hrs N of Dallas

**Closest Town:** McAlester

**Access:** 3 county roads

**Taxes:** $$651.00/year

**Topography:** Flat to hilly

**Improvements:** Fencing, ponds

**Forage:** Bermuda, fescue and native grasses

**Capacity:** 50 to 60 pair

**Water:** 7 ponds

**Wildlife:** Whitetail deer, turkey, squirrels, Dove, etc.

**Utilites:** Electricity, rural water at the road

**Development Potential**
Could be subdivided, close to town

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