



WorldClassRanches.com
Your Brand for Ranch & Trophy Properties

World Class Ranches Team Brokered by EXP Realty

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

Triple 777 Ranch 467 acres

\$1,985,685.00



Development Potential For the first time ever, this property is being offered, as one parcel of land, to the public. From Homesteaders to Hunter's, this property has several locations to build your forever home, weekend getaway, hunting cabin or hunting lodge. The Seller just spent over \$70,000.00 building and improving the roads, clearing trails, brush hogging, improving the ponds, and clearing a large building site that opened up views all the way across beautiful Eufaula Lake providing views as far as the San Bois Mountain range. Sited 280 feet above lake level the three-quarters of a mile of lake views stretch all the way across the lake to the opposite shore and are spectacularly breathtaking! The road and trail system through the property allows for good access to most of the ranch. The roads are graveled and easily traveled by car. It is mainly heavily forested and interspersed with clearings conducive to livestock grazing or food plots for wildlife. The trees consist of a mixture of large mature hardwoods, and a few cedars. The predominance of Oaks provide good browse for the deer, turkey, and squirrels. Sand Plums and Persimmons also present an enticement for the deer to hang out on the land. Whether you are a rifle hunter or enjoy archery this ranch has many, many great locations. County road access. Call Sandy Brock Bahe at 918-470-4710 or toll free at 844-WCR-LAND

Property Highlights

Acreage: 467 Acres

Location: 185 mi N of Dallas, TX & 99 Mi S of Tulsa, OK

Closest Town: Eufaula

Access: County Road frontage

Taxes: \$182.65/year

Topography: Rolling

Improvements: 3 ponds

Forage: Native grasses 7 some Bermuda

Water: 3 ponds, 3 seasonal streams

Wildlife: Whitetail, turkey, squirrels, etc.

Utilities: Rural water and Electric at the SE Corner

Development Potential There may be some possibility of development

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