



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

**Barron Fork Creek 350 Ranch-skb**

**\$1,123,500.00**



One of the best smaller ranches in Oklahoma and a hunter and fisherman's paradise, with an abundance of deer, wild turkey, quail and even elk. Two miles of Barron Fork Creek is well known for its small mouth (brown) bass fishing and catfish. The 8 clean pastures feature 4-6 strand barbed wire fencing, steel posts and corners. There are 5 ponds with all but one pasture having automatic freeze proof water stations that can water about 100 head of cattle. Pastures are filled with Bermuda, fescue and red river crabgrass along with clover galore. Timber consists of Oak, Walnut, other hardwoods and Pine. A 30x60ft equipment shed with a 30x20ft insulated shop provide ample room for storage and tinkering. State of the art corrals with barrel and a covered working area with electricity and water. Two guest cabins, located along the creek come fully furnished with heat, air, tv, and full kitchens. One cabin sleeps up to 4 the other 6. The 3 bedroom, 2 bath main house has a lodge style décor with ¾" tongue and groove hickory floors, large native stone fireplace, a Harmon wood burning stove, and central H/AC. This home also features a large pantry, solid wood doors, and a sunroom.

## Property Highlights

**Acreage:** 350 acres

**Location:** 1.25hr SE of Tulsa, OK

**Closest Town:** Westville, OK

**Access:** State Highway

**Taxes:** \$1,078.33/yr

**Topography:** Rolling terrain

**Improvements:** Home, shop, working pens, fencing, ponds, well

**Forage:** Improved Bermuda Grass, Fescue and native grasses

**Water:** Ponds, well

**Wildlife:** Deer, Turkey, Squirrels, Dove and other indigenous

**Utilities:** Rural water, septic, electricity, propane

The information above is from sources deemed reliable, but no warranty or representation is as to its accuracy by the Seller and WCR Land Brokers Marketing Network, LLC (WCR LBMN) and affiliated Brokers. Seller and WCR LBMN expressly disclaim any liability for errors, omissions or changes regarding any information provided for this property. Grass production and carrying capacity vary according to management practices. Water availability will vary by climatic conditions. Surface and Ground water usage may need State Permits. All maps are for illustration only. All offerings, pricing, and information are subject to change at anytime. Copyright 2005-2024 All Rights Reserved

**Sandy Brock Bahe**

World Class Ranches Team Brokered by  
EXP Realty

**918-470-4710**