



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

Onapa 80-jc

\$260,000.00



Here is a unique opportunity to own a Combination Ranch that also offers income potential from two rentals. The acreage is 85% open with Bermuda, Rye, Clover and a mix of Native Grasses, two ponds, and a seasonal creek. There is a large barn and a good set of pipe corrals as well as two shop buildings and a shed to complete the livestock part of the operation. The mostly hardwood trees and plentiful blackberry bushes provide habitat for Deer, Turkey, and other native species and the larger pond is home for Bass and Bluegill. There are three homes on the property, the two larger homes are 3 bed, 1 bath, each with a detached garage. the smaller home is 2 bed, 1 bath. Location is excellent as the property lies in the corner of two County Roads for good access and development potential, and a five minute drive straight down the County Road will put you at the boat ramp on Lake Eufala. This listing is also offered as two smaller parcels of 60 and 20 acres. Grazing, hunting, fishing, and rental income all only 5 minutes from the lake. Give Joel a call and have a look at this one!

Property Highlights

Acreage: 80 Acres

Location: 1 hr. SE of Oklahoma City, 2 hr. SW of Tulsa

Closest Town: Onapa, Oklahoma

Access: County Road Frontage on 2 sides.

Taxes: \$700.61

Topography: Level to Slightly Sloping

Improvements: 3 Homes, 2 Garages, 2 Shops, Barn, Corrals.

Home Sqft: 1092

Bedrooms: 2

Baths: 1

Forage: Bermuda, Rye, Clover, Native Grass Mix

Capacity: 15 Cow-calf Pairs

Water: 2 Ponds, Seasonal Creek

Wildlife: Deer, Turkey, Native Species

Utilities: Rural Water and Electric

Development Potential
Excellent

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