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World Class Ranches Team Brokered by EXP Realty

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

Bald Eagle Ranch 470 - SKB

\$777,168.00



This is an exceptional ranch with quality soils. Rural water or city water is available on all four sides, as is electricity. The property is bordered by paved county roads on three sides and a gravel county road on the fourth side. The improved Bermuda Grass and native grass pastures provide lush forage for the livestock. Two hay meadows were sprayed in 2015 and one meadow produced approximately 75 tons of hay while the property carried 120 pairs. The southern 200 acres was fertilized in 2015 with chicken litter. Some of the pastures were fertilized with conventional fertilizer. Four ponds (some spring fed), seasonal creek, with one live spring, provide ample water for the livestock and indigenous wildlife. Two of the ponds have been excavated and one dam repaired. The barbed wire exterior fencing is in good condition. The interior fencing is in fair to poor condition and is in need of repair. The tenant has installed electrical cross-fencing along much of the interior fencing and in other areas as well and is open to negotiations on that fencing. See the attached soils map. Call Sandy Brock Bahe at 918-470-4710 or toll free at 844-ALB-LAND for additional information or to view the property.

Property Highlights

Acreage: 277 Acres

Closest Town: Vinita, OK

Access: Paved county road

Taxes: \$1,013.20

Topography: Very gently rolling terrain

Improvements: Perimeter fencing, some cross fencing, ponds

Forage: Bermuda and native grasses

Capacity: 120 Momma cow herd

Water: Stock ponds

Wildlife: Whitetail deer, turkey, squirrels & others

Utilities: Rural water, city water, electricity

Development Potential
County road on 4 sides, could be subdivided

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