



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

**Sportsman's 300-jc**

**\$235,000.00**



This property lays just South of the Sportsmens Club Addition near Longtown 1 mile from the Eastern shore of Lake Eufaula. The North side is a mesa with an elevation of 900 feet that falls off to the valley floor on the South side at 700 feet. The resulting views are breathtaking and the lake can be seen from the property as well. The land is characterized by hardwood forest providing excellent deer habitat, and the rock shelf under the mesa giving way to gullies and hillside down to the valley. If you are looking for a large hunting property that also happens to be lake property this one fits the bill! Give Joel a call and have a loo

## Property Highlights

**Price Per Acre:** 783.33

**Acreage:** 300 Acres

**Location:** 135 miles E. of OKC, 90 miles S. of Tulsa

**Closest Town:** Longtown, OK

**Access:** Landlocked.

**Taxes:** \$2,400.00

**Topography:** High mesa with a 200' drop to valley floor.

**Improvements:** None

**Wildlife:** Deer, Turkey, Squirrel, Native Species.

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

**Joel Chisum**

World Class Ranches Team Brokered by  
EXP Realty

**918-370-0157**