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World Class Ranches Team Brokered by EXP Realty

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

Eagle River Ranch 700-RB/SKB

\$2,100,000.00



This is an exceptional ranch with a modern home, large barns and cross fences dividing the ranch into 9 pastures with excellent working pens in the middle of the ranch. The beautifully maintained home, built in 2002, features a large covered patio that overlooks much of the ranch and river valley, open floor plan with centrally located living/dining/kitchen area that also has those amazing views of the ranch, three bedrooms, two baths, and it is total electric with a wood furnace backup heating system that is connected to the CH/A ducting and can be utilized with the flip of a switch. The ranch has carried up to 300 pairs in the past while also producing commercial hay. Production is only limited by the personnel to care for the ranch and livestock. Over 200 native pecan trees, and a few Stuarts, add to the beauty and productivity of the ranch. There are currently two Bald Eagle nests on the ranch. The barn is 105' X 75', steel framed, and has a river-gravel base which supports heavy equipment storage. 40 acres of land along the river belonging to GRDA are available for use only to the current landowner, and are usable to the next landowner exclusively, at no cost. This includes pecan harvesting and grazing. The GRDA has released water two times in the past 20 years that caused short periods (days) of flooding in the hay meadows. With notice, cattle can easily be moved to the high pastures utilizing the well-designed cross-fencing. Call Bob Bahe at 918-470-4711

Property Highlights

Acreage: 699.26 acres m/l

Location: 20 miles S of Vinita, 65 miles NE of Tulsa, OK

Closest Town: Langley

Access: County Road

Taxes: \$3,607.98

Topography: Flat to rolling

Improvements: House, barns, fencing, 25 acre lake, ponds

Home Sqft: 1835

Bedrooms: 3

Baths: 2

Forage: Mix of bermuda, fescue, clover & native grass

Capacity: 250 to 350 depending of management level

Water: 25 acre lake and numerous ponds

Wildlife: Eagles, deer, turkey, ducks, etc.

Utilites: Electricity, propane, well, septic system

Development Potential The ridge line over looking the river valley.

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