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World Class Ranches Team Brokered by EXP Realty

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

Cane Creek Ranch 660-skb

\$1,980,000.00



This is a productive grass ranch with Bermuda, Fescue, Clovers and Native mix grasses. Fenced and cross-fenced. The property is 70% open pasture. NRCS indicates nearly 20,000 tons of vegetation produced on a normal year. Cattle markets would be McAlester, Muskogee, Tulsa, Okmulgee, Oklahoma City in Oklahoma, and Joplin in Missouri. Carrying Capacity is estimated from 177 to 200 moma cows depending on Management and Weather. Three County Road access points for all season equipment moving. 7 ponds with 2 full time creeks. Water, Water, Water. The two story house built around 1930 is 3 bedroom, 2 bath house. This structure built of concrete walls and ceilings appears to be very solid. It would make an ideal guest cabin, hunting lodge or storage. Excellent hunting along Cane Creek for trophy deer, turkey, squirrels, etc. The ranch also features shale/gravel deposits that could be sold or used for roads throughout the ranch. Call Sandy Brock Bahe at 918-470-4710 or toll free at 844-WCR-LAND.

Property Highlights

Acreage: 660 Acres

Location: 1 hr. S of Tulsa, OK

Closest Town: Muskogee, Okmulgee

Access: Good county road

Taxes: \$1,546.69/year

Topography: Flat to gently rolling pastures, some trees

Improvements: Older home, barn, ponds, fencing

Home Sqft: 1366

Bedrooms: 3

Baths: 2

Forage: Improved Bermuda Grass, and native grasses

Capacity: 177-200 pair

Water: 7 ponds, Cane Creek

Wildlife: Whitetail, squirrels, turkey, dove, and other

Utilities: Electricity, propane, well, septic, rural water

Development Potential
Could be subdivided

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