



WorldClassRanches.com  
Your Brand for Ranch & Trophy Properties

# Accredited Land Brokers

320 E. Carl Albert Parkway, B1 | McAlester, OK 74501  
918-426-6006 or Toll Free 844-ALB-LAND

## River View Ranch 267-jc

## \$693,000.00



Beautiful ranch located in the Illinois River Valley.

### Property Highlights

**Price Per Acre:** 2,595.51

**Acreage:** 267 Acres

**Location:** 80 mi. E. of Tulsa,  
60 mi. W. of Fayetteville

**Closest Town:** Tahlequah,  
Oklahoma

**Access:** State Highway 10

**Taxes:** \$732.44

**Topography:** Sloping  
mountainside to level valley  
floor.

**Improvements:** 3 Barns,  
shed, shop, corrals, mobile  
home.

**Home Sqft:** 960

**Bedrooms:** 3

**Baths:** 2

**Forage:** Bermuda, Fescue,  
Native Grass Mix.

**Capacity:** 40 to 50 Cow-calf  
Pairs.

**Water:** 2 Ponds, 2 Creeks, 4  
Live Springs.

**Wildlife:** Deer, Turkey,  
Squirrel, Waterfowl.

**Utilities:** Rural Electricity,  
Domestic Well.

**Development Potential**  
Excellent.

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 2005-2020 All Rights Reserved

**Joel Chisum**  
Accredited Land Brokers  
**918-370-0157**