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World Class Ranches Team Brokered by EXP Realty

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

River View Ranch 267-SKB

\$693,000.00



Beautiful 267 acre Combination Ranch located in the Illinois River Valley. This once in a lifetime offering includes approximately 229 acres of pasture and wildlife habitat on the mountainside West of Hwy 10 and 38 acres of hay meadow in the fertile, loamy bottomland on the East side of the highway. The ranch is well watered with 2 ponds, 2 creeks, and 4 live springs. Improvements include a relatively new mobile home, shop, shed and 3 large barns, one of which houses the working facilities. The upper elevation of the mountain is primarily wildlife habitat with a mix of Walnut, Pecan and Oak providing plenty of cover and winter feed for the plentiful Deer and Turkey. I should be using more adjectives to describe this place but suffice it to say that everything is here and it is gorgeous! Call Sandy Brock Bahe at 918-470-4710 or Toll Free at 844-WCR-LAND.

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.

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