



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

**Cane Creek 880-skb**

**\$2,585,000.00**



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. The nearest Cattle markets would be McAlester, Muskogee, Tulsa, Okmulgee, Oklahoma City in Oklahoma, and Joplin in Missouri. Carrying Capacity is estimated from 227 to 250 pairs depending on Management and Weather. Four County Road access points for all season equipment moving. 11 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. The west 220 acres can be purchased separately (See Boynton 220.) Call Sandy Brock Bahe at 918-470-4710 or toll free at 844-WCR-LAND.

## Property Highlights

**Acreage:** 880 Acres

**Location:** 1.25 hrs. S of  
Tulsa, OK

**Closest Town:** Muskogee

**Access:** County road

**Topography:** Flat to gently  
rolling pasture, some trees

**Improvements:** Older home,  
barn, ponds, fencing

**Bedrooms:** 3

**Baths:** 2

**Forage:** Improved Bermuda  
Grass, and native grasses

**Capacity:** 250 pair

**Water:** Ponds, and live creek

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

**Utilities:** Electricity

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

**Sandy Brock Bahe**  
World Class Ranches Team Brokered by  
EXP Realty  
**918-470-4710**