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World Class Ranches Team Brokered by EXP Realty

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

Lakeview Ranch 572 - rb

\$1,112,400.00



This is a very unique property for several reasons: Eufaula lake views are outstanding Outstanding wild life habitat Natural holding areas for mature bucks Income producing with cattle, hunting and recreational uses. Lush grasses in multiple areas House, hay barn and shop. Has rural water and electricity Multiple home sites Development Potential with lake views new 4" Rural Water Line for development. All considered this is a solid long term investment for the outdoorsman, cattleman, horseman and recreational enthusiasts. Call Bob Bahe with Accredited Land Brokers, LLC and WorldClassRanches.com ???????918-426-6006

Property Highlights

Price Per Acre: 1,950

Acreage: 572 acres

Location: 97 miles S. of
Tulsa, 17 miles N of
McAlester

Closest Town: Crowder

Access: Paved County road

Taxes: \$355.13 in 2017

Topography: meadows to
higher elevation

Improvements: Home, Barn,
Shops, Ponds

Home Sqft: 1264

Bedrooms: 3

Baths: 1

Forage: Bermuda, fescue,
native, clover, hardwoods

Capacity: Has run 120 moma
cows, calves and 4 bulls.

Water: Rural Water, pond in
each trap.

Wildlife: Deer, turkey, dove,
squirrels, rabbits

Utilites: Electric and rural
water

Development Potential Yes
for residential and recreational
perposes

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