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# World Class Ranches Team Brokered by EXP Realty

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

**Mud Creek Ranch 118-skb**

**\$799,000.00**



One amazing ranch! Sited within 15 minutes of McAlester, OK, on a paved county road, this ranch features a 5051 sq. ft. custom home, horse barn with four stalls, hay/equipment barn with 14' sheds on three sides, riding arena, a really nice creek and 2 ponds. The home was constructed in 2002 with extraordinary detailing in the woodwork, and trim. It sports four bedrooms, four bathrooms, two living areas, and an upstairs sitting/game area. The oversized four car garage also includes two large shop/storage rooms. The home features granite countertops, a 2 dishwasher kitchen, butler pantry, three foot solid wood doors, vaulted and tongue & groove trayed ceilings, walkin closets, and lots of extra storage. Over 88 acres of the ranch is rated by NRCS at 6000+ pounds of forage per acre per year for a normal year. The land is fenced and cross-fenced. It also has just enough mature tree coverage for the livestock and to allow travel paths for the wildlife along the creek and back of the property. **ADDITIONAL PICTURES COMING SOON!** Call Sandy Brock Bahe at 918-470-4710 or Henry Lehr at 918-470-8810 with questions or to view.

## Property Highlights

**Acreage:** 118 Acres

**Location:** 1.45 hrs S of Tulsa, OK, 3 hrs. N of Dallas

**Closest Town:** McAlester, OK

**Access:** Paved county road

**Taxes:** \$2,800/year

**Topography:** Flat meadows, elevated home site

**Improvements:** Custom home, barn, horse barn, fencing, ponds

**Home Sqft:** 5051

**Bedrooms:** 4

**Baths:** 4

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

**Water:** 1 pond, Mud creek

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

**Utilites:** Rural water, Electric, septic system, propane tank

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**Henry Lehr**

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