



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

**Gaines Creek Estate 159-skb**

**\$1,490,000.00**



This 10,000 sq. ft. custom, one-owner home is sited on 159 acres with Lake Eufaula frontage on the east and beautiful lake views to the north. Constructed in 2007, no expense was spared in creating a warm and inviting home that encourages gathering with family and friends. The three gas-log fireplaces add a warm ambiance to the living areas and master suite. The three levels of the home consists of a main level with entry, living room, den, office with wet bar, amazing kitchen with an AGA gas stove, formal dining, breakfast area, master suite, guest bedroom with bath, laundry room, powder room and five-car garage. The lower level sports a massive game room with sitting area, fireplace, large wet bar with built in ice make, wine rack, one-half bath, a theatre room with large screen, projector, and added storage, a craft room, guest bedroom & 3/4 bath, two additional rooms to be utilized as you desire. The upper level sports three bedrooms, exercise room, living area with fireplace, office and 2 1/2 baths. You can walk out to the 18' X 22' Hardy plank balcony with custom wrought iron and wood railing to take advantage of the beautiful lake views, and mountains in the distance. Hunting, fishing, nature hikes, four-wheeling are also available on the 159 acres. The yard is professionally landscaped with a sprinkler system, 15' X 30' heated in-ground swimming pool, hot tub and privacy fence, and there is 1600 sq. ft. shop. Call Sandy Brock Bahe to view at

## Property Highlights

**Acreage:** 159 Acres

**Location:** 1.75 hrs S of Tulsa,  
3 hrs. N of Dallas, TX

**Closest Town:** McAlester, OK

**Access:** Paved county road

**Taxes:** \$6,297.75/year

**Topography:** gently rolling  
pasture and forest

**Improvements:** Home, shop,  
barn, generator, fencing, pool

**Home Sqft:** 10000

**Bedrooms:** 6

**Baths:** 7.5

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

**Water:** Ponds, seasonal  
streams, lake

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

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

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 2005-2025 All Rights Reserved

**Sandy Brock Bahe**

World Class Ranches Team Brokered by  
EXP Realty

**918-470-4710**