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# World Class Ranches Team Brokered by EXP Realty

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

**Days Gone by Ranch 80-SKB**

**\$295,000.00**



This nice ranch has county road frontage and is one-half mile off of the paved road. The property is fenced and cross-fenced with two ponds. The grasses are a combination of Bermuda and Native Grasses. There are two large barns, a large hay shed, storm shelter, well with well house, and two prepared garden spots and fruit trees. The frame house with vinyl siding has central heat and air (heat pump), and a wood stove. It consists of two bedrooms and 1.5 baths with a large utility. It also sports a small office. There are approximately 32 mature, producing pecan trees on the property. The land is about 80% open pasture with the balance being treed for cover and wildlife habitat. Conveniently located about six miles off of Interstate 40, this ranch is also near beautiful Eufaula Lake. Call Sandy Brock Bahe to view or with any questions at 918-470-4710 or Toll Free at 844-WCR-LAND.

## Property Highlights

**Acreage:** 80 Acres

**Location:** 1.5 Hrs. to Tulsa &  
2 hrs. to OKC, OK

**Closest Town:** Checotah, oK

**Access:** County Road

**Taxes:** \$415.00/year

**Topography:** Gently rolling  
pastures with some trees

**Improvements:** House, barns,  
shed, well, fencing, ponds

**Home Sqft:** 1458

**Bedrooms:** 2

**Baths:** 1.5

**Forage:** Bermuda and Native  
grasses

**Water:** 2 Ponds

**Wildlife:** Whitetail deer,  
turkey, dove, squirrels, etc.

**Utilites:** Electricity, septic  
system, propane tank, well

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