



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

The OneSixty Ranch-jmc

\$325,000.00



If you have been looking for the perfect full-time residence with acreage, or just an outstanding part-time recreational property with incredible lodging, then look no further! The OneSixty Ranch meets and exceeds all expectations. Whether your a fishing/boating enthusiast, or a died in the wool trophy deer hunter, this place has you covered. With boat ramps just a mile away and some of the biggest marinas on Lake Eufaula within 5 miles, you are on and off the lake and back at your front door in minutes. A circle drive designed for parking and turning boats makes getting your boat in and out a breeze. Great all weather roads disperse throughout the entire property make for enjoyable rides on the side-by-side in the evenings. As you drive through and tour this oasis, you'll quickly find that every acre was set up by design for the outdoor enthusiast. The food plots and feeder locations were set up in a way to draw in deer from all around, and hold them on the property. Protein is fed at multiple locations and available year round, and it sure shows as evidenced by the 158" buck taken by bow last fall. It is not uncommon to see 10-15 deer each sit, and with the resident group of turkeys that call the property home, you are sure to create memories unmatched anywhere else. Give Jay a call today at 214-794-7716 for your personalized showing!

Property Highlights

Price Per Acre: 2,031.25

Acreage: 160

Closest Town: Eufaula

Access: Paved County Road

Taxes: \$242.00

Topography: Gently Rolling
Hardwood Forrest

Improvements: Home,
Equipment Shed, Food Plots,
and Roads

Home Sqft: 1080

Bedrooms: 3

Baths: 1

Forage: Winged Elm, Osage
Orange, and Hardwood Mast

Water: One Pond and Two
Wet Weather Creeks

Wildlife: Whitetail, Turkey,
and typical small game

Utilites: Electric, Rural
Water, Septic, and Propane

Development Potential Yes

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Jay Cassels

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