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# World Class Ranches Team Brokered by EXP Realty

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

**Lakeview Ranch 572 Auction - rb**

**\$0.00**



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

**Acreage:** 572 acres m/l

**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 track

**Wildlife:** Deer, turkey, dove, squirrels, rabbits

**Utilites:** Electric and rural water

**Development Potential** Yes for residential and recreational purposes

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