



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

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

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 2005-2024 All Rights Reserved

Robert D Bahe
World Class Ranches Team Brokered by
EXP Realty
918-470-4711