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# World Class Ranches Team Brokered by EXP Realty

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

**Cake House 113-jc/skb**

**\$209,864.00**



This beautiful Combination Property truly fits that description with 50% wooded and 50% open grazing land or hay meadow. The make-up of the woods is mostly hardwood and some cedar with 7 ponds scattered throughout. The combination of thick cover and multiple water sources makes for a very healthy deer population as well as all of the other native species. The hay meadows are very well rested with a good base of Bermuda, native grasses such as Big and Little Bluestem and at present, a good crop of Sage Grass serving as bed ground for the White Tail population. There is an old homestead on the property of which 3 usable outbuildings still survive; a large barn, a metal shop building and a shed. There is a sense of history about the place as you disappear into the woods and wonder who might have been there a hundred years ago. Location is excellent only 6 miles south of I40 and a mile North of the nearest boat ramp on Lake Eufala and access is 1/4 mile of county road frontage. A place to hunt, a place to run livestock, a place to build a home or just a place you will love exploring. Give Joel a call and have a look!

## Property Highlights

**Price Per Acre:** 1,850.00

**Acreage:** 113 Acres

**Location:** 75 mi. S. of Tulsa,  
1 mi. N. of Lake Eufala.

**Closest Town:** Onapa

**Access:** County Road

**Taxes:** \$221.47

**Topography:** Gently Sloping  
to Level

**Improvements:** Barn, Shop,  
Shed, Grain Bin, Ponds, Fence.

**Forage:** Bermuda and Native  
Grass mix.

**Capacity:** 15 Cow/calf Pairs.

**Water:** 8 Ponds, Creek.

**Wildlife:** Deer, Turkey,  
Waterfowl, Native Species.

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