



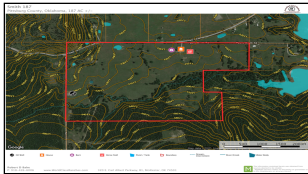
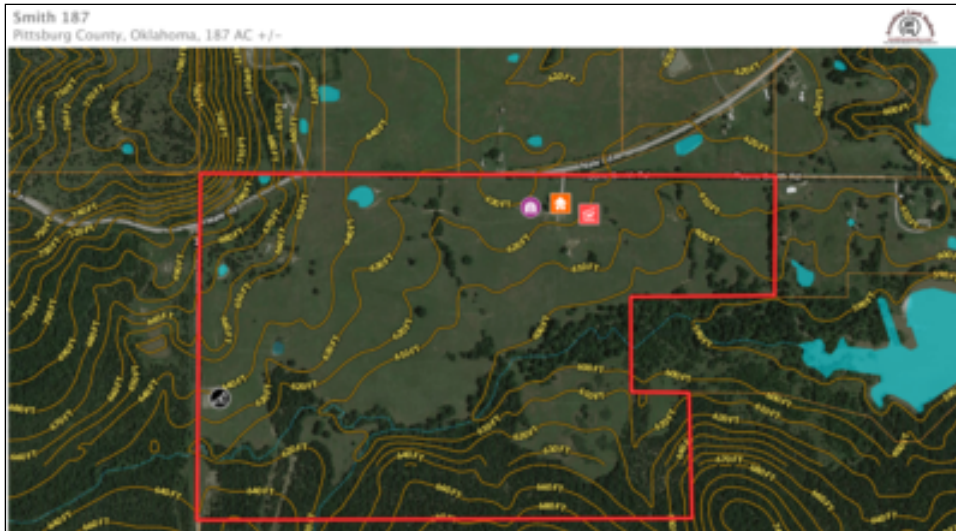
WorldClassRanches.com
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320 E. Carl Albert Parkway, B1 | McAlester, OK 74501

T Bone Hunting & Cattle Ranch 187-rdb

\$430,100.00



This is a very unique property for several reasons: Eufaula lake has Outstanding wild life habitat Natural holding areas for mature bucks. Income producing with cattle, hunting and recreational uses. The creek bottom is full of Buck Rubs, Lush grasses in multiple areas House, hay barn and shop. Has rural water and electricity Multiple home sites Development Potential. All considered this is a solid long term investment for the outdoors-man, cattleman, horseman and recreational enthusiasts. Call Bob Bahe with Accredited Land Brokers, LLC and WorldClassRanches.com 918-426-6006 Lake Area: Located on the Canadian River near the town of Eufaula, Lake Eufaula covers parts of McIntosh County, Pittsburg, Haskell and Okmulgee counties. The lake drains 47,522 square miles from Canadian, North Fork Canadian and Deep Fork rivers. As the largest lake in, Oklahoma, Lake Eufaula contains 3,798,000,000 acre feet, a surface area of 102,000 acres and 600 miles of shoreline. Congress approved construction of the dam and lake in 1946 to provide flood control, hydroelectric power, water supply, navigation and recreation. The U. S. Army Corps of Engineers began construction of the 975 meter-long (3,199 feet) Eufaula Dam wall began in 1956 and was completed in 1964.

Property Highlights

Price Per Acre: 2,300

Acreage: 187 Acres m/l

Location: 17 miles N of McAlester

Closest Town: Crowder

Access: Paved County road

Taxes: \$approximately \$300 - 2019

Topography: meadows to higher elevation

Improvements: Home, Barn, Shops, Ponds

Home Sqft: 1264

Bedrooms: 3

Baths: 1

Forage: Bermuda, fescue, native, clover, hardwoods

Capacity: 20-40 cows

Water: Rural Water, pond in each trap.

Wildlife: Deer, turkey, dove, squirrels, rabbits

Utilites: Electric and rural water

Development Potential Yes for residential and recreational purposes

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