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World Class Ranches Team Brokered by EXP Realty

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

Tee Bone 80 -rdb

\$160,000.00



Property Highlights

Price Per Acre: 2,000

Acreage: 80

Location: 97 miles S. of
Tulsa, 17 miles N of
McAlester

Closest Town: Crowder

Access: Paved County road

Taxes: \$approximately
\$300 - 2019

Topography: meadows, creek
bottom to higher elevation

Improvements: Paved Access

Forage: Acorns, Black
Berry's, Clovers, Persimmon

This tract is centered in an area known for great hunting, fishing, and recreational venues of Lake Eufaula with Marinas, Banking, Dining, Doctors, 15-20 minutes to Walmart, fishing tournaments, tourism venues, etc. Mostly full time creek, open meadows, secluded deer heaven meadows surrounded by trees with wild black berry, persimmon trees, acorn production, clovers and other wildlife attracting grasses. The US Corp Land is accessible but not included in the Sale. 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. President Lyndon B. Johnson came to Oklahoma to dedicate the dam on September 25, 1964. The dam holds back a lake area of over 159 sq mi.

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