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Your Brand for Ranch & Trophy Properties

World Class Ranches Team Brokered by EXP Realty

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

Blue Bar Ranch 1445-SKB

\$4,698,850.00



One & half hours from Dallas, and within 20 minutes of the Choctaw Gaming and Event Center at Durant, Oklahoma, this magnificent ranch offers diversity, beauty, income opportunities from raising cattle, and multiple hunting options including Whitetail Deer, Turkey, Waterfowl, and so much more. With over 600 acres of open pasture, you can run cattle, and put in food plots for deer without having to clear timber. The water on the ranch is exceptional with a 28-acre lake, a 9-acre lake, a 3.5-acre waterfowl lake/slough, an oxbow lake that is about 1400 feet long, and 14 additional ponds, AND about 2 miles of Blue River frontage. All the infrastructure is in place for handling deer. A fully enclosed barn with solid surround and air-conditioned chute leading to a spin head gate. A long alleyway leads into the working barn. Multiple runs go off the alley way to allow for sorting. A metal shop is already in place. An additional metal building has duct work for CH/A and could be finished out for a large bunk house and recreation hall. The four bed, two bath, house with large deck that over looks the 28 acres lake would make a nice house for guests or for a ranch manager. The 28-acre lake is stocked and has a boat dock. The property also contains a pecan orchard with mature, producing trees. About 1050 acres is high fenced with the balance having barbed wire and T-posts. A private well provides water to the house and pens. Prolific clovers provide a carpet for the

Property Highlights

Acreage: 1445 Acres

Location: 1.5 hrs. North of Dallas, TX

Closest Town: Bokchito, Oklahoma

Access: Via County Road, Just off Highway 22

Taxes: \$\$2792.55

Topography: Flat, gently rolling, modest hills.

Improvements: House, high fencing, lakes, shops, Equip.shed

Bedrooms: 4

Baths: 2

Forage: Native grasses, clovers, bermuda

Water: Lakes, Blue River, 14 ponds

Wildlife: Whitetail deer, Turkey, Dove, Squirrels, other

Utilites: Well, septic system, electricity

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Sandy Brock Bahe

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918-470-4710