

AMERICAN LEGACY LAND CO

FOR SALE

SCENIC RANCH

McIntosh County, OK

180 +/- Acres

OFFERED AT:

\$778,500

ABOUT THIS PROPERTY:

Located In the High Spring Mountains' vicinity, just minutes from Henryetta and three miles from Lake Eufaula, lies one of the most scenic ranches in McIntosh County. The ranch, residence, and out-buildings provide every amenity one can think of ! The acreage is diverse with alternating pasture and timber portions that provide ample room for both livestock and wildlife and varying elevations resulting in noticeable character.



More About this Property:

A metal roof ranch-style home greets you as you enter the property. A 20 acre portion of the property is dedicated to the residence, out-buildings, and manicured grounds. The home and all out-buildings highlight pride of ownership and attention to maintenance and detail exemplified by the current owners. Built in 2000, the 3 BDR - 2 BA home was thoughtfully designed. All bedrooms are on the first floor and the loft can serve as a game-room, sitting room, office space, or potential 4th bedroom.

The list of outbuildings is extensive and includes a dog kennel and run, livestock working pens and barn, a 1200 square foot shop with 220 volt service, a hunting cabin, and additional septic tank and electric service points if expansion of facilities is ever desired.

A large pond is featured, and along with Grave Creek frontage on both sides there is ample water for livestock and wildlife. Vehicle access is good for the majority of the property with UTV access to the remainder. Historically, the acreage portion of the ranch has been utilized for livestock and hunting purposes. The property is just minutes from Henryetta, Lake Eufaula, and I-40 and a short one hour drive from Tulsa.

Directions from Hitchita, OK: North on N4080 for 1 mile; West on E1020 for 1 mile, North on S4070 for 0.2 miles, property entrance on left.

Legal Description: (Beginning from the Section)

1-12-14: N/2 SW, SESW, PT SWSE, PT SESE, 2-12-14 NESE for +/- 180 acres (multiple parcels, survey required for final legal)

Taxes: (2023) \$1450

Income Potential: Livestock, Lease for Hunting, Hay

Available for 2024

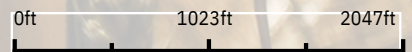
FEATURES:

- Deer and turkey hunting
- Pond and stream
- Livestock
- Residence and shop
- Cattle Pens
- Dog kennel
- Additional septic and electric for expansion
- Proximity to Lake Eufaula

MCINTOSH COUNTY,
OKLAHOMA



Boundary Center: 35° 32' 26.65, -95° 46' 49.48



Maps Provided By:



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1-12N-14E
McIntosh County
Oklahoma



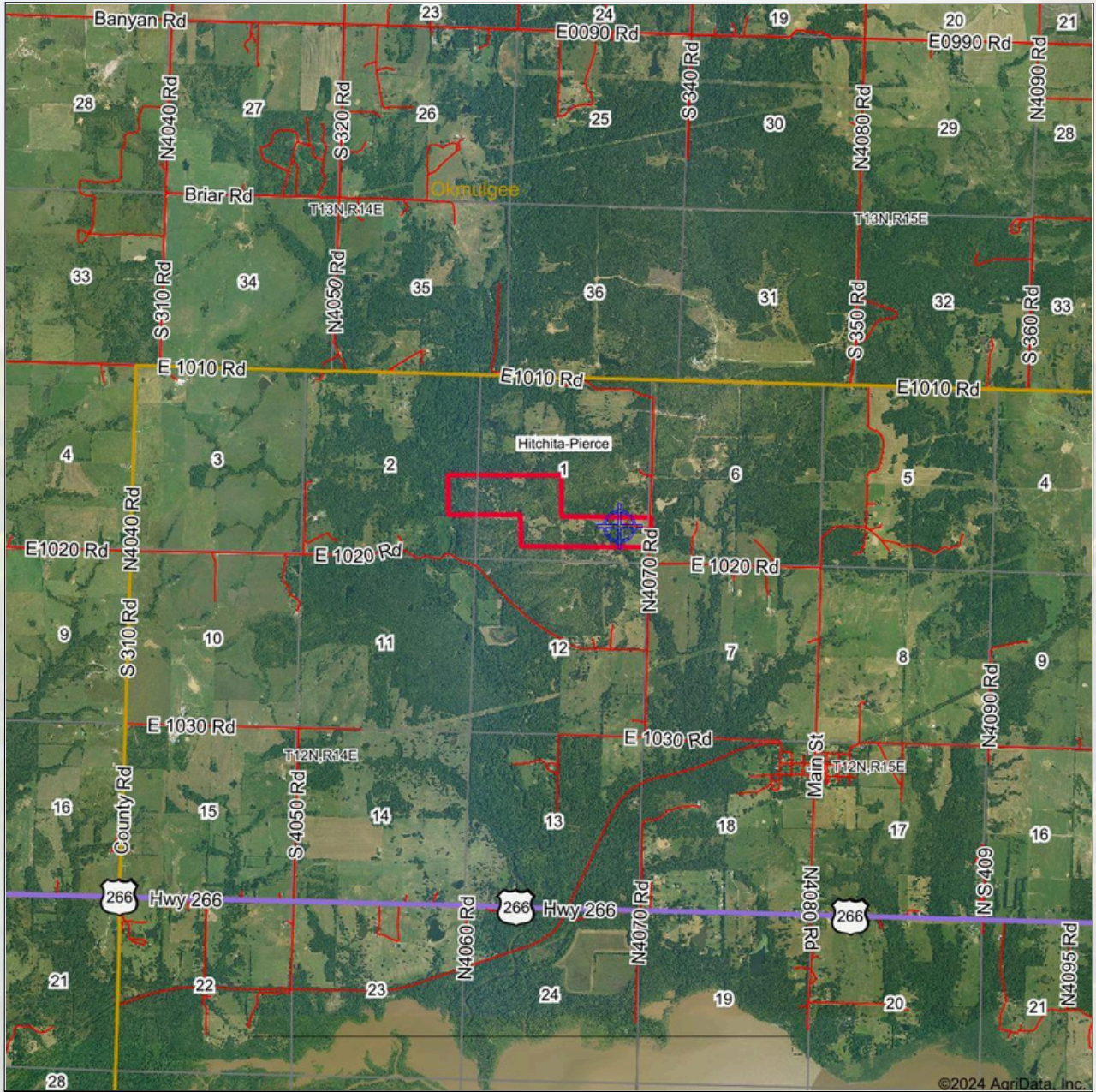
4/4/2024



HELPING YOU BUY
AND SELL LAND



AMERICAN LEGACY LAND CO



Boundary Center: 35° 32' 25.81, -95° 46' 46.83

0ft 4733ft 9465ft



1-12N-14E
McIntosh County
Oklahoma



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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6/29/2024



BUYING • SELLING
AUCTIONS





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FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT



AMERICAN LEGACY

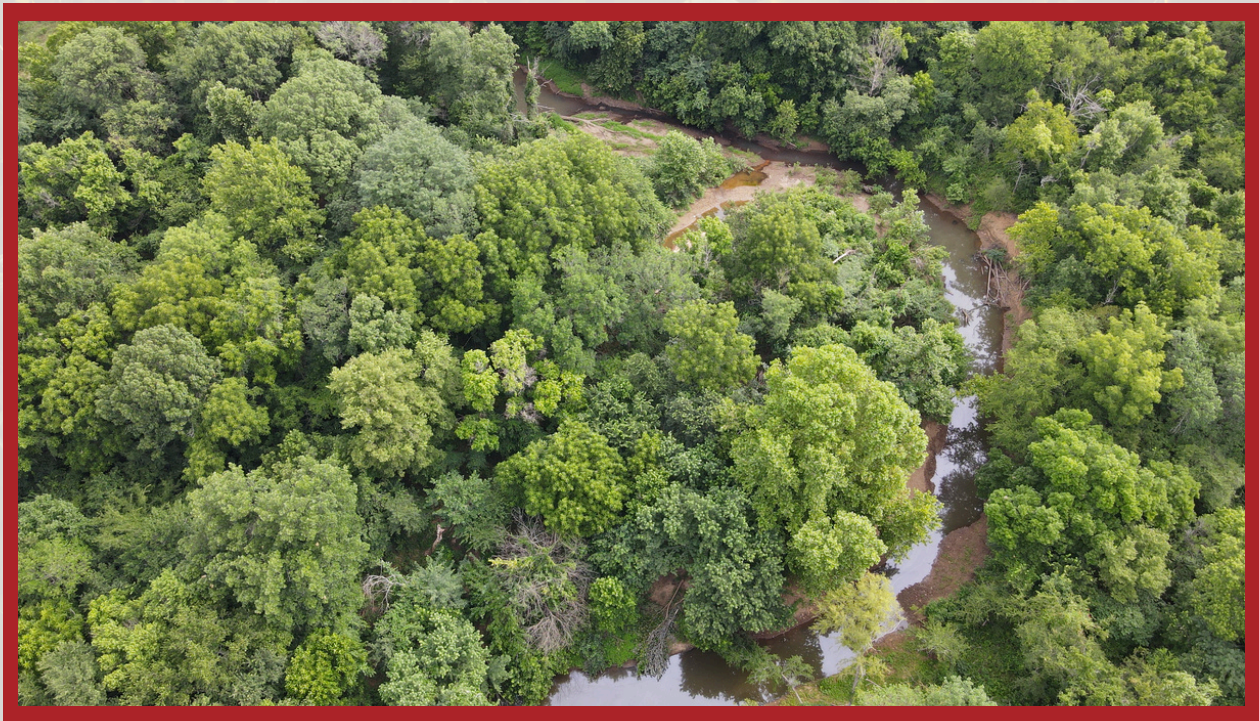
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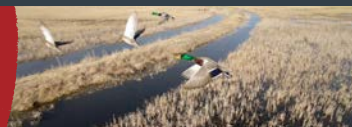
- LAND SALES
- LAND MANAGEMENT
- PROPERTY DEVELOPMENT





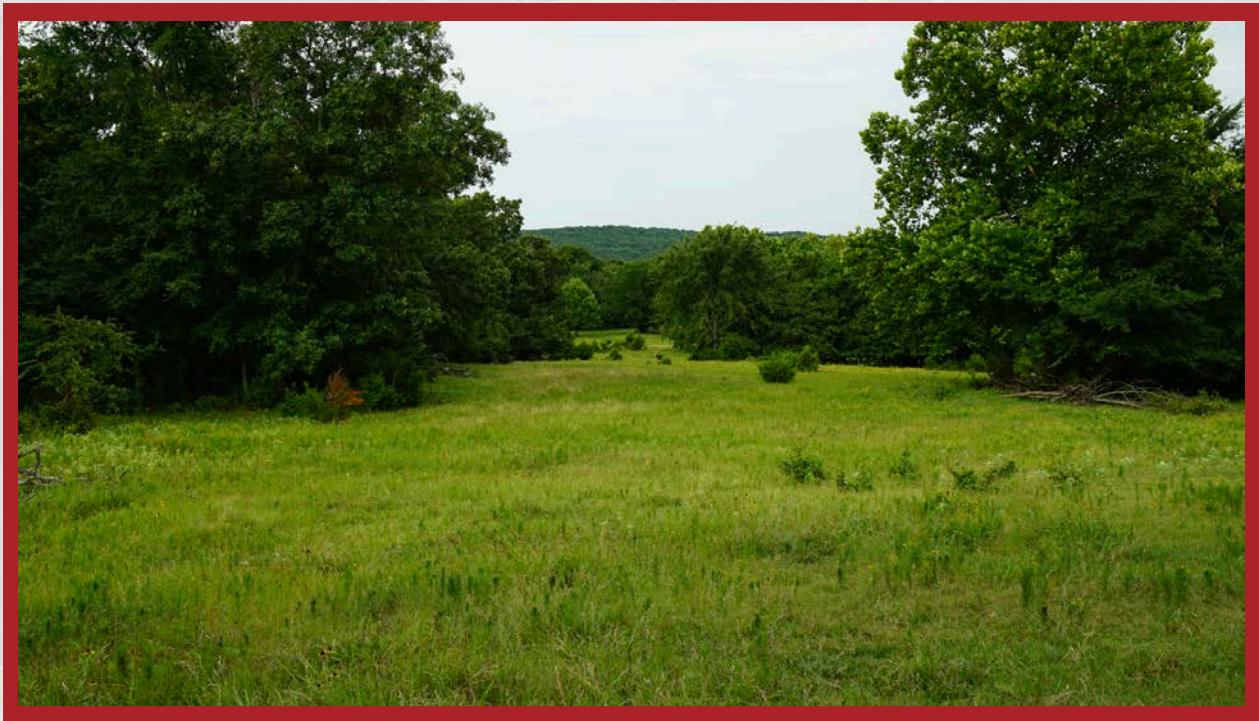
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LEGACY**
LAND CO

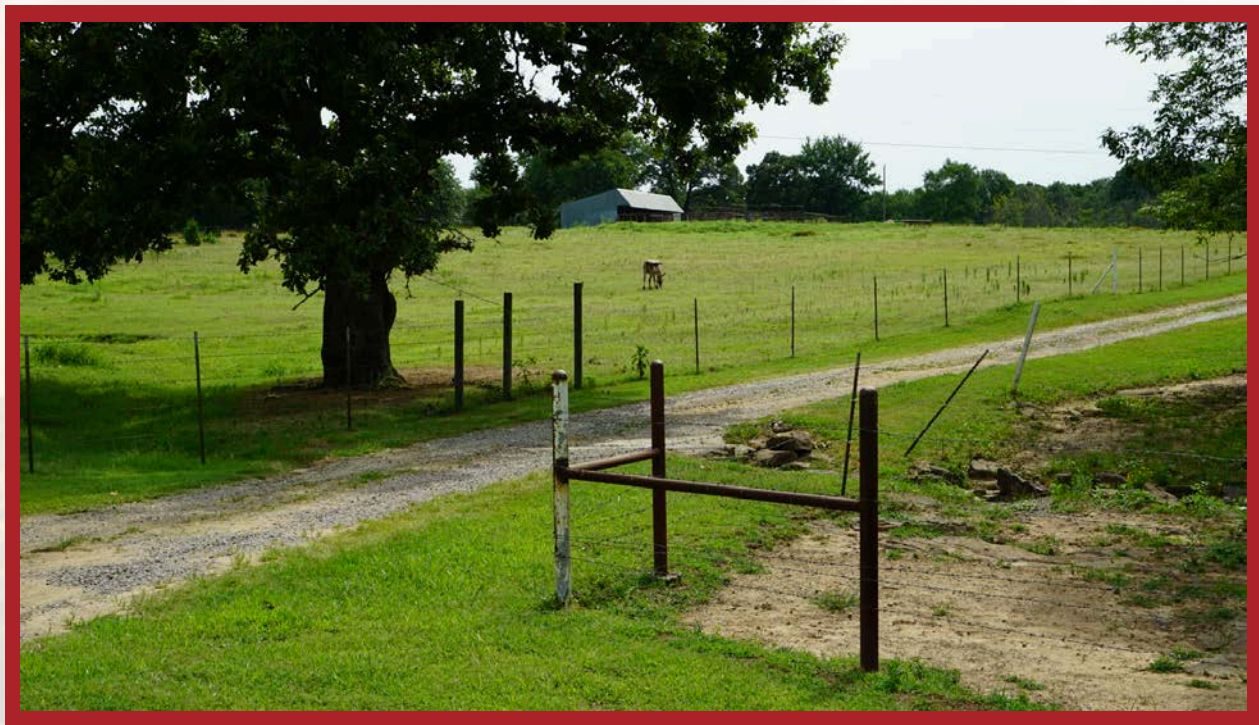
**COMMITTED • DETERMINED
TRUSTED**



AMERICAN LEGACY

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AND SELL LAND**



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**AMERICAN
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LAND CO**

**FARM • RANCH • RECREATION
HUNTING • DEVELOPMENT**



About the Agent:

Don Eubank understands the hard work, challenges, and rewards that come with land ownership. Raised in Santa Anna, Texas, Don grew up working on the family ranch and dairy farm. His father was a real estate broker specializing in rural properties so, from a young age, Don learned the value of land ownership, the principles of land stewardship, and the strong bond that exists between land and its owners.

After obtaining a degree in Geology from Abilene Christian University and a degree in Petroleum Engineering from Texas A&M University, Don spent over 30 years in the oil and gas industry producing basins across the U.S. and internationally. Although initially involved in engineering, most of his subsequent career was spent managing oil and gas operations in a role that allowed him to build relationships with landowners on which the company had oil and gas operations. His experience in understanding and addressing landowners' concerns is a skill that Don draws on and puts to work every day at American Legacy Land Co.

A true outdoorsman, Don developed a passion for hunting and firearms at a very young age, with some of his fondest memories being associated with dove, quail, and turkey hunting in and around the family's property. Today, his hobbies include bird hunting, sporting clays, and buying, restoring, and selling firearms. Don and his wife Dena reside in Tulsa, Oklahoma.



DON EUBANK, LAND AGENT



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