

Brushy Creek Farm

272.10 Acres

Pittsburg County, OK

\$1,088,400



HAYDEN  OUTDOORS®

Activities & Amenities

ATV/Off Road
Cattle/Ranch
Development Potential
Fishing
Hunting - Big Game
Hunting - Predator/Varmint
Hunting - Small Game
Hunting - Turkey
Hunting - Upland Birds
Hunting - Waterfowl
Outbuilding/Barn/Shed/Shop
Pond/Lake
Stream/River
Timber

Land Details

Address: 1 E149 RD,
Mcalester, Oklahoma 74501, USA
Closest Town: Mcalester
Total Acres: 272.10
Zoning: Agricultural
Estimated Taxes: \$1,453 - 2023
Source of lot size: Appraiser

Building Details

Outbuildings: 1



Property Summary

Discover 272.1 acres of prime land in Pittsburg County, Oklahoma, perfect for livestock production, recreation, or development. With 1.3 miles of Brushy Creek frontage, eight ponds, and extensive fencing, the property is designed for efficient livestock management and supports 100 cattle year-round plus other livestock.





Land

Take a look at this rare opportunity to own 272.1 +/- acres of prime land in Pittsburg County, Oklahoma. This exceptional property boasts a diverse array of features meticulously designed for efficient livestock handling and production. The farm is an ideal investment for livestock producers, recreational enthusiasts, developers, or those seeking a peaceful retreat.

Property Highlights:

- **Location:** Conveniently situated just a few miles from Haileyville, Oklahoma, with easy access to US-270. This farm is approximately 25 miles southeast of McAlester, 30 minutes west of Wilburton, and within a 3-hour drive from major cities like Tulsa, Oklahoma City, and Dallas.
- **Land & Water Features:** The property includes 1.3 miles of Brushy Creek frontage, with Peaceable Creek meeting Brushy Creek in the northeast corner. The farm is dotted with 8 beautiful ponds, the largest being approximately 9 acres, attracting ducks and geese year-round. The pastures next to the creek are flat with rich soils, perfect for grazing and farming. The northern boundary connects with federal land extending to Lake Eufaula along Brushy Creek, offering additional recreational opportunities. This property is also on rural water.
- **Cattle & Livestock Facilities:** This farm is thoughtfully designed for efficient livestock management. It features over 4 miles of incredible, recently built perimeter fencing, over 4 miles of internal fencing/cross fencing, as well as robust handling facilities for cattle and sheep, allowing one person to easily manage livestock all on their own. Alleyways throughout the farm. Working facilities include squeeze chute, calf table, and weight scale. Sheep and goat facilities with nice and newer catch pen with loading, sorting, and working facilities. The property supports nearly 100 pairs of cattle year-round with its rotational grazing program along with a healthy flock of sheep and or goats. Currently nearly 100 pairs of mostly Wagyu cross cattle are being run. There are 6 large pastures with newer fencing, along with 4-5 smaller pastures secured with woven wire fencing suitable for sheep and goats. Check the fencing map to see the layout of the pastures and alleyways throughout the property.





Land

- **Structures:** The property includes 3 covered barns/shops. The 60' x 100' shop is rough plumbed for a potential living quarter, has a concrete floor, and includes a lofted area. Connected to the large shop is a 15' x 100' lean to. This shop includes two 10' x 12' sliding garage doors, one 12' x 15' open door, and one 8' x 15' sliding door. A secondary 30' x 60' farm utility building with an attached 15' x 60' lean to, bulk feeders / storage bins, 10' x 12' sliding garage door and a 10' x 10' open door is also included in the sale. There is a smaller 30' x 45' shop with a 15' x 45' lean to, 8' x 12' overhead garage door, and sheep/goat working and handling equipment. Other infrastructure include a chicken coop, water hydrants, and specialized panels and chutes.
- **Income Potential:** The farm benefits from a lease with Invenergy for wind farm development, paying \$1,099 per year. The lease, initiated in 2022, spans 5 years and includes a development plan, providing additional income potential. Potential for hunting Lease. Potential for grazing and haying Lease.
- **Wildlife & Recreation:** The property is a haven for wildlife, especially deer, with incredible populations of deer observed through trail cam footage and while touring the property. The ponds and creeks also attract ducks and geese, making it a prime location for hunting enthusiasts. There are fantastic fishing opportunities on the farm and in the surrounding areas with multiple large lakes well known for their excellent angling opportunities. The farm and area provide hunting opportunities for Deer, Wild hogs, Turkey, Black Bear, Waterfowl, and Quail. For almost all, if not all, of the hunting opportunities in the area, over the counter tags / permits for non-residents and residents alike are readily available.
- **Scenic Views & Natural Beauty:** Pecan, oak, and pine trees are abundant across the property, with stunning views above beautiful rock outcroppings overlooking the pastures, ponds, and creeks.
- **Access & Location:** With easy access to the property from nearby towns and highways, this farm offers a great blend of both seclusion and convenience.
- **Land:** The Farm offers mostly flat pastures with incredible soils along Brushy Creek. Pittsburg County offers some of the best stocking rates for livestock in all of Oklahoma. The north border of the property connects to Federal and State land all along Brushy Creek from this farm all the way to Eufaula Lake the largest capacity lake in the state of Oklahoma.





Land

Property Details:

- Total Acres: 272.1 +/-
- 2023 Property Taxes: \$1,453
- Annual Average Temperature: 73°F (High), 51°F (Low)
- Annual Precipitation: Approximately 42.04 inches

Note: Financial verification is required for interested buyers. Please contact the listing agent for more information, questions, or to schedule a private showing.

Directions:

- From McAlester: Head east on US-270 E towards Haileyville for 11 miles. Turn right onto OK-63 W and continue on OK-63 W for 2.5 miles then turn right onto Roso Rd. In 0.2 miles turn right onto Roso Ln E and in 1.5 miles turn right onto the property.
- From Wilburton: Head west on US-270 W for 17 miles, turn left onto OK-63 W, then right onto Roso Rd. Continue onto Roso Ln E and turn right into the property entrance after 1 ½ miles.

Location

- 25 miles southeast of McAlester, Oklahoma (Population: 18,108)
- 30 minutes west of Wilburton, Oklahoma (Population: 2,322)
- 2 hours south of Tulsa, Oklahoma (Population: 411,867)
- 2 hours 20 minutes southeast of Oklahoma City, Oklahoma (Population: 694,800)
- 3 hours northeast of Dallas, Texas (Population: 1.3 Million)

This exceptional property offers a unique combination of income potential, recreational opportunities, and agricultural excellence. Don't miss your chance to own this incredible piece of Oklahoma real estate.

*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.





Hayden Outdoors

Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

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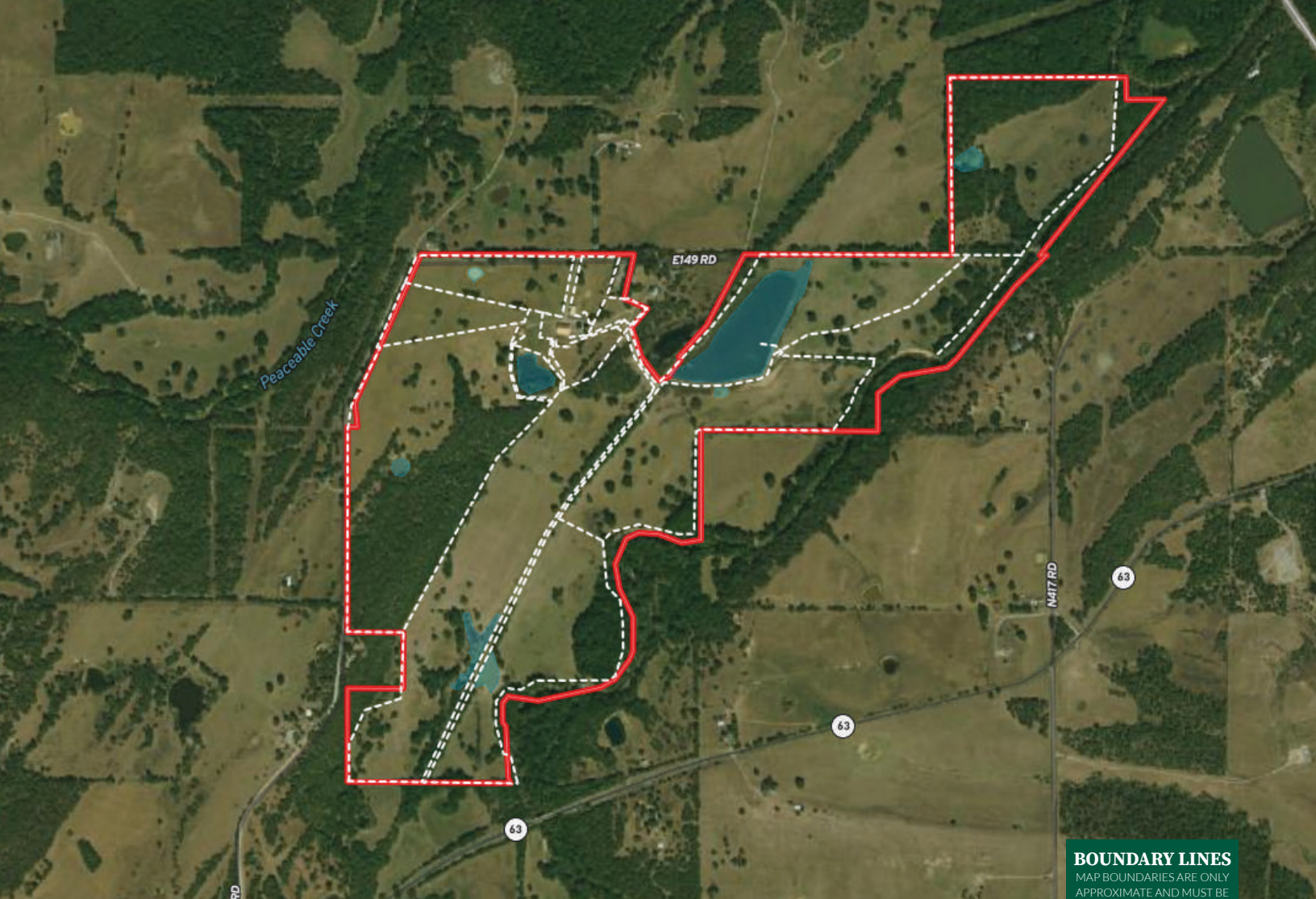


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

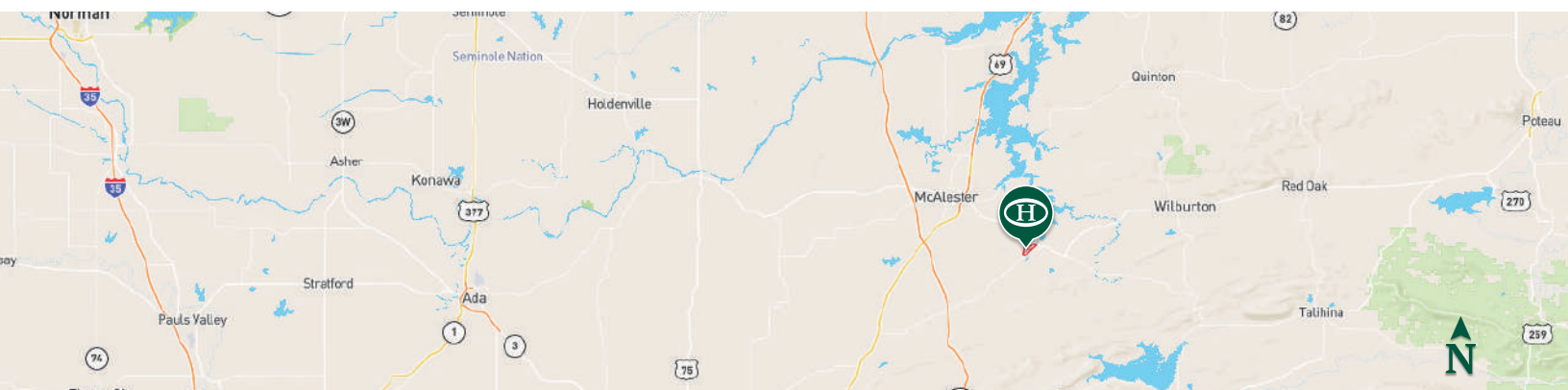
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 Boundary

BOUNDARY LINES
 MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.



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