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Your Brand for Working Ranches and Recreational Land

Sandy Bahe, Accredited Land Consultant

Wild Horse Trails 65



65 Acres • \$432,500

Accredited Land Brokers

1405 S George Nigh Expwy, McAlester, OK 74501

Office: 918-426-6006 Fax: 918-426-6022



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Property Details

LOCATION: 2 hours from Ft. Smith, Ar.; 3 hours from Dallas, Tx.: 1.5 hours from Tulsa, Ok.

CLOSEST TOWN & ZIP: Talihinia, Ok.

NAME OF PROPERTY: Wild horse Trails 65

IMPROVEMENTS: Cabins, dining hall, bath houses, 38 RV Hookups, House, Shop, Sheds.

UTILITIES: 2 Wells, Electricity, Propane tanks.

TOPOGRAPHY: Rolling wooded terrain.

WILDLIFE: White tail deer, Turkey, Bob Cat, Black Bear, Wild Hogs.

ACCESS: 1 $\frac{3}{4}$ mile of gravel county road.

COMMENTS: This property is a rare find! Approximately 65 acres of beautiful forested, rolling terrain dotted by quaint cozy cabins amid the tall Oaks, Maples, Hickory's, Pines, and other indigenous hardwoods and evergreens. The camp grounds sets in the bend of the Little River with the Wild Horse Mountains as a backdrop. Uniquely positioned, this property provides many opportunities for trail riding, swimming, fishing, bicycling, bird watching and hiking.

The camp grounds features, a managers house with shop, a 32 x 72 dining hall with fully equipped kitchen, a large pavilion, plus approximately 38 RV hookups, and cabins

The owners have traditionally sponsored four trail rides a year and also rent the cabins out in conjunction with other events in the area, and to nature lovers who just like to take advantage of the serene location to enjoy the outdoors.

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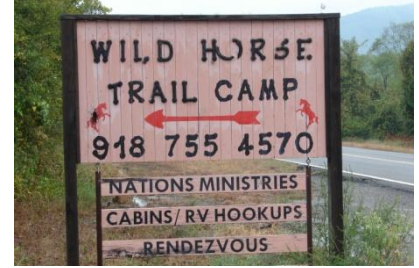


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Wildlife Habitat



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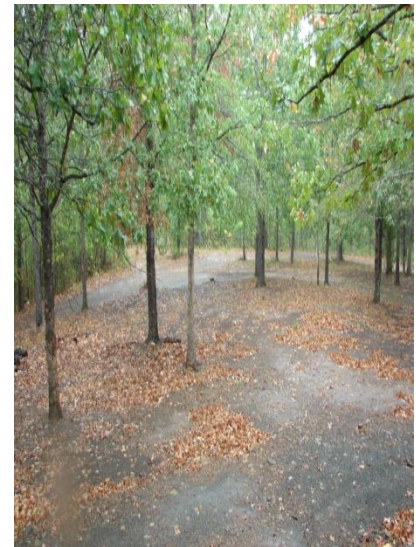


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Timber Profile



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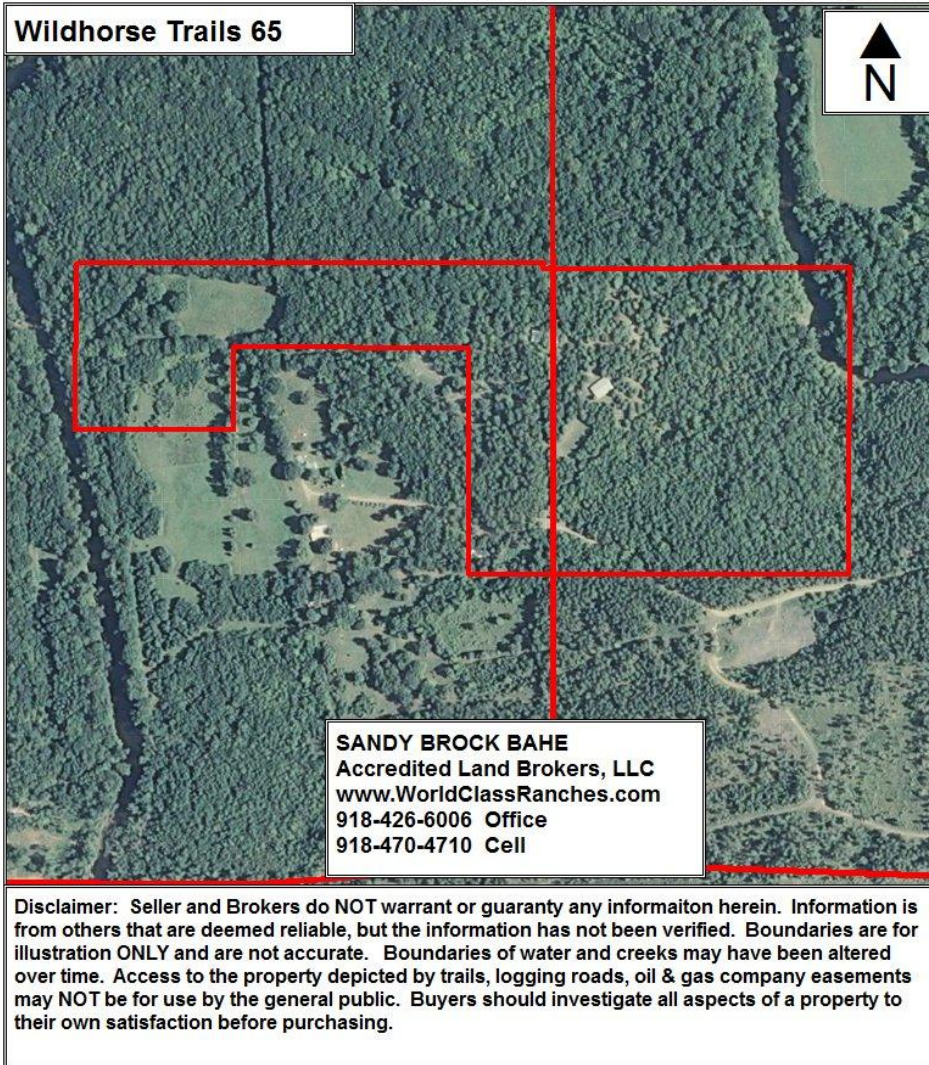


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Aerial Map



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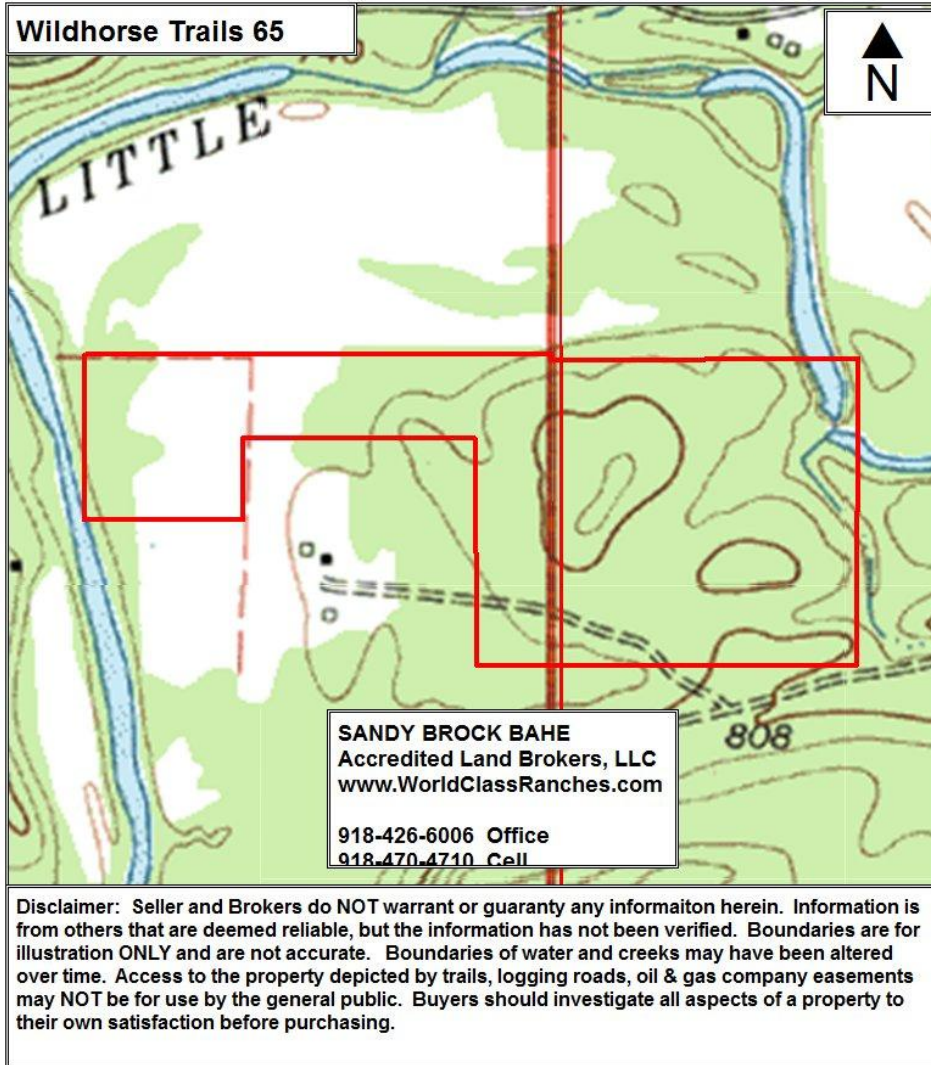


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Topographical Map



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3D Aerial Map



Note: Boundaries are for illustration purposes only. They are not drawn to scale, nor are they accurate.

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3D Topographical Map



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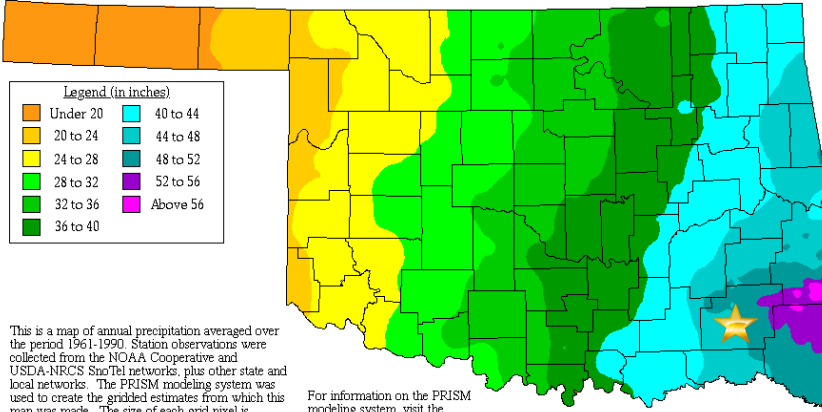


Average Annual Precipitation

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Oregon State University

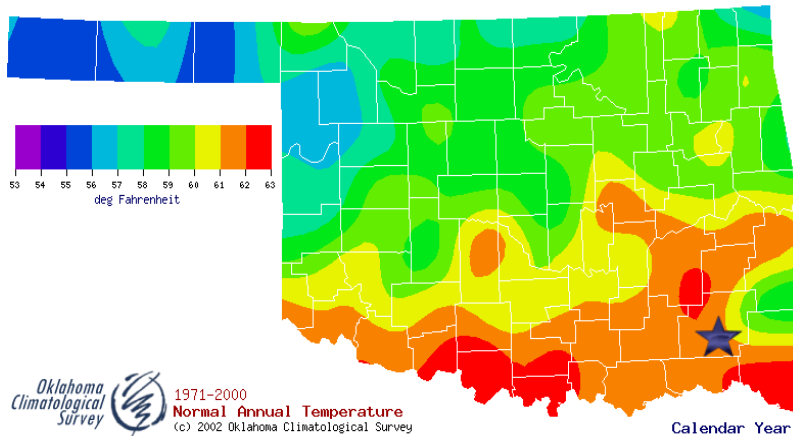
Oklahoma

The latest PRISM digital data sets created by the SCAS can be obtained from the Climate Source at <http://www.climatesource.com>



This is a map of annual precipitation averaged over the period 1961-1990. Station observations were collected from the NOAA Cooperative and USDA-NRCS Snotel networks, plus other state and local networks. The PRISM modeling system was used to create the gridded estimates from which this map was made. The size of each grid pixel is approximately 4x4 km. Support was provided by the NRCS Water and Climate Center.

For information on the PRISM modeling system, visit the SCAS web site at <http://www.ocs.orst.edu/prism>



Oklahoma Climatological Survey 1971-2000 Normal Annual Temperature (c) 2002 Oklahoma Climatological Survey

Calendar Year

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