



WorldClassRanches.com  
Your Brand for Ranch & Trophy Properties

# World Class Ranches Team Brokered by EXP Realty

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

**Clear Springs Recreational 182 acres**

**\$600,930.00**



If you are looking for a tremendous hunting property with the option to run a few head of cattle this is one to see. The 182 acres is about 80% wooded. The cabin is nestled in the woods and features a ¾ bathroom, closet, cookstove and refrigerator. There is also a deck across the back. There is also rural water and electric service to the cabin. The southeast corner of the ranch is just a few yards off State Highway 109A, southeast of Atoka, Oklahoma and north of Boswell, Oklahoma. A gravel county road lays along the west boundary. The trees consist primarily of larger hardwoods such as Red Oak, White Oak, and Hickory. There are a few Pine and Cedar trees of the property also. The Seller believes there is between six and 14 springs on the land. Several run all year long and provide water for the wildlife. The property has very good fencing around most of the perimeter. Some really nice Whitetail deer have been harvested from the property, and many others caught on the game cameras. Turkey and Dove also populate the land. Call Sandy Brock Bahe at 918-470-4710 or toll Free at 844-WCR-LAND.

## Property Highlights

**Price Per Acre:** 3,300.00

**Acreage:** 182 acres

**Location:** 131 mi NE of Dallas; 151 miles SE of OKC, OK

**Closest Town:** Boswell

**Access:** County Road

**Taxes:** \$856.00/year

**Topography:** Beautiful rolling forested terrain

**Improvements:** Fencing, Cabin, ATV trails

**Bedrooms:** 1

**Baths:** 1

**Forage:** Bermuda and Native grasses

**Water:** Multiple springs

**Wildlife:** Whitetail deer, turkey, dove, some quail, other

**Utilities:** Electricity at the road frontage

The information above is from sources deemed reliable, but no warranty or representation is as to its accuracy by the Seller and WCR Land Brokers Marketing Network, LLC (WCR LBMN) and affiliated Brokers. Seller and WCR LBMN expressly disclaim any liability for errors, omissions or changes regarding any information provided for this property. Grass production and carrying capacity vary according to management practices. Water availability will vary by climatic conditions. Surface and Ground water usage may need State Permits. All maps are for illustration only. All offerings, pricing, and information are subject to change at anytime. Copyright 2005-2025 All Rights Reserved

**Sandy Brock Bahe**  
World Class Ranches Team Brokered by  
EXP Realty  
**918-470-4710**