World Class Ranches Team Brokered by EXP Realty

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

Clear Springs Ranch 187 acres $832,500.00









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 187 acres is about 80% wooded and features a 2 bed, 1 ¾ bath home, two shops, and a cabin. The house has one bedroom, bath and laundry room downstairs; with one bedroom and one bath upstairs. The house has window air units for cooling and space heaters. There is a metal staircase from the upstairs to the outside back yard. The house also features under-the-stair storage, double pane windows, three skylights and a metal roof. The utilities include rural water, electricity, and septic system. The property has two shops. One shop is 50' X60' with a breezeway, drain line, 220 wiring and a shed across the back. The other show is about 30' X 40' with 220 wiring. There is an additional storage building. (The portable storage units, deer feeders and hunting blinds are not included.) Call Sandy Brock Bahe with questions or to view this exceptional and beautiful property. (918) 470-4710 or Toll Free at (844) WCR-LAND.

Property Highlights

Price Per Acre: 4,500.00

Acreage: 185 Acres

Location: 131 Miles NE of DFW; 157 mi. SE of OKC, OK

Closest Town: Atoka

Access: 1/4 mile of gravel county road

Taxes: $1080.00

Topography: Beautiful rolling hills, forested, and open

Improvements: Home, cabin, rural water, electric, shops

Bedrooms: 2

Baths: 1.5

Forage: Bermuda Grass, and native grasses

Water: Six plus springs that form streams and pool

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

Utilites: Electricity, septic, rural water

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