



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 187 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

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