



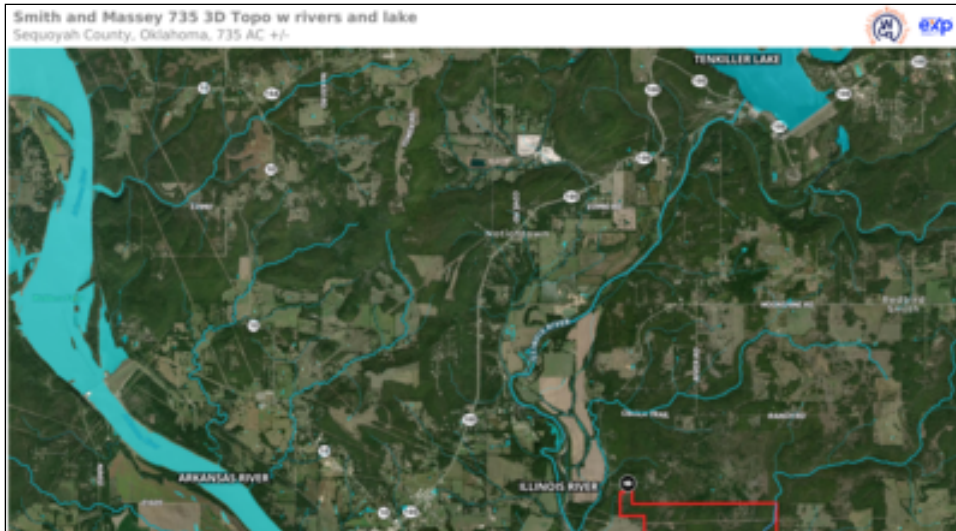
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Your Brand for Ranch & Trophy Properties

# World Class Ranches Team Brokered by EXP Realty

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

## Deep Branch Creek 735

## \$1,869,400.00



This 735-acres wilderness hunting haven is set up with a good trail system through most of the property that will accommodate a full size side-by-side. Deep Branch Creek runs for about One about 1.7 miles through the property. Three Corp overflow half-dams create sizable pools for abundant water supply for wildlife and fishing. The head waters of the deep Branch creek are from over 6 miles of tributaries and several miles of Bushy Creek water basin and its tributaries and underground springs. Power line right of ways provide excellent shooting lanes for long range rifle hunting. The understory is amazingly open for the avid bow hunters. Multiple food plots are already in place and utilized by the Whitetail deer and turkey. This is a bird watching paradise with sightings of a large variety of birds including Bald Eagles. Beautiful moss rock in a range of sizes are located on different areas of the ranch. The moss rock and flag stone could be a potential revenue source. Mature hardwoods including Oak and Hickory provide a nice canopy and cover for the wildlife and an abundant acorn crop for forage. The rolling terrain is reminiscent of the foothills of the Ozarks. Once you see it you can not un-see it!! By road the ranch is about 2.5 miles from the Illinois River, 4.5 miles to the Arkansas River and about 12 miles from beautiful Tenkiller Lake. Call Sandy Brock Bahe at 918-470-4710 or Toll Free at 844-WCR-LAND with questions or to view.

### Property Highlights

**Price Per Acre:** 2543.40.00

**Acreage:** 735 acres

**Location:** 75 mi. Tulsa; 250 Dallas; 2 hrs. Bentonville

**Closest Town:** Webbers Falls

**Access:** County Road

**Taxes:** \$691.43

**Topography:** Rolling forests

**Improvements:** Some Fencing, and open areas for food plots

**Forage:** Bermuda and native grasses, acorns

**Water:** 1.7 miles of Deep Branch Creek

**Wildlife:** Whitetail Deer, Turkey, & indigenous other

**Utilities:** Electricity, and rural water!

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**Sandy Brock Bahe**

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**918-470-4710**