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# World Class Ranches Team Brokered by EXP Realty

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

**Little Sallisaw Creek Hunting Ranch 438.83 Acres**

**\$3,995,000.00**



Located in Sequoyah County, Oklahoma Drive into this one in a million recreational property through a stately, custom, automatic gate and down a concrete drive to the impressive headquarters with a lovely home, tremendous shop, and upscale amenities. Little Sallisaw Creek runs through the ranch for almost a mile. The beautiful rolling forested hills have a variety of hardwoods with a sprinkling of Cedar trees. An open understory gives great visibility for bowhunters. Deer feeders and hunting stands are waiting for you. The perimeter is fenced on three sides, there are three ponds and some seasonal streams. You can cruise through the valleys and hills and over the rock bottom creek crossings in your side-by-side with ease on the trail system that traverses through the land. Little Sallisaw Creek runs for almost a mile through the property and provides areas to sit in the shade under large trees and listen to flowing water, swim, and walk or ride along the bank of the creek. There is a special swimming hole that has been the site of many fun gatherings. Whitetail Deer as well as deer signs, turkey, squirrels, Dove, Quail, and waterfowl have been seen on the property. Other game sighted in the area that might roam through include Black Bear, Bob Cat, Coyotes, feral hogs, and other indigenous wildlife. Call Sandy Brock Bahe at 918-470-4710 or Toll Free at 844-WCR-LAND with questions or to view.

## Property Highlights

**Acreage:** 438.83 Acres

**Location:** 265 mi. to Dallas, TX; 80 mi. Bentonville, AR

**Closest Town:** Sallisaw

**Access:** Deeded Easement

**Topography:** Rolling forested hills & creek bottom valley

**Improvements:** Home, Shop, Guest Quarters, solar, well, more

**Home Sqft:** 2919

**Forage:** Bermuda and native grasses

**Water:** Creek, 3 ponds, seasonal streams

**Wildlife:** Whitetail, turkey, bear, hogs, squirrels, etc

**Utilites:** Electric, 2 septic, solar, well

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**Sandy Brock Bahe**

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