



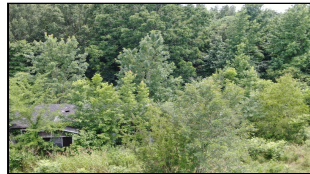
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Your Brand for Ranch & Trophy Properties

# World Class Ranches Team Brokered by EXP Realty

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

**Push Creek 26.66 acres**

**\$166,625.00**



Push Creek 26.66 Acres This gorgeous 26.66 acres is located about one mile north of the Red River and about one-half mile from the Ouachita National Wildlife Refuge in McCurtain County, Oklahoma. Just ½ mile off the highway this property has so much to offer. A county road goes the full length of the northern boundary. Rural water and electricity is to the 912 sq. ft. two-bedroom, one bathroom cabin that sits back next to the trees. Push Creek runs the full width of the land just south of the cabin. Open pasture provides forage for cattle or wildlife that you may want to attract. About 12.5 acres is open with the remainder being mixed to heavily forested. The close proximity of the Wildlife Refuge opens up many opportunities to explore the great outdoors conveniently and at your leisure. The Ouachita National Forest covers nearly 1.8 million acres in central Arkansas and southeast Oklahoma. It is the oldest and largest National Forest in the Southern Region. When first established by President Theodore Roosevelt in 1907, it was named the Arkansas National Forest. President Calvin Coolidge renamed it to Ouachita in 1926. Ouachita (pronounced wash-i-tah) is the French spelling of a Native American word meaning "good hunting ground." Call Sandy Bahe at 918-470-4710 with questions or to view.

## Property Highlights

**Price Per Acre:** 6,250.00

**Acreage:** 26.66 Acres

**Location:** 168 mi. to Dallas;  
56 to Texarkana, TX

**Closest Town:** Idabel

**Access:** County Road

**Taxes:** \$\$251/10/year

**Topography:** Flat pasture and forest

**Improvements:** Cabin, rural water, well, electric

**Home Sqft:** 912

**Bedrooms:** 2

**Baths:** 1

**Forage:** Bermuda and Native grasses

**Capacity:** 3 to 5 head

**Water:** Push Creek

**Wildlife:** Deer, turkey, dove, squirrels, etc.

**Utilities:** Rural water, electric

**Development Potential** Can be divided into two 13.33 acre tracts

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**Sandy Brock Bahe**

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**918-470-4710**