



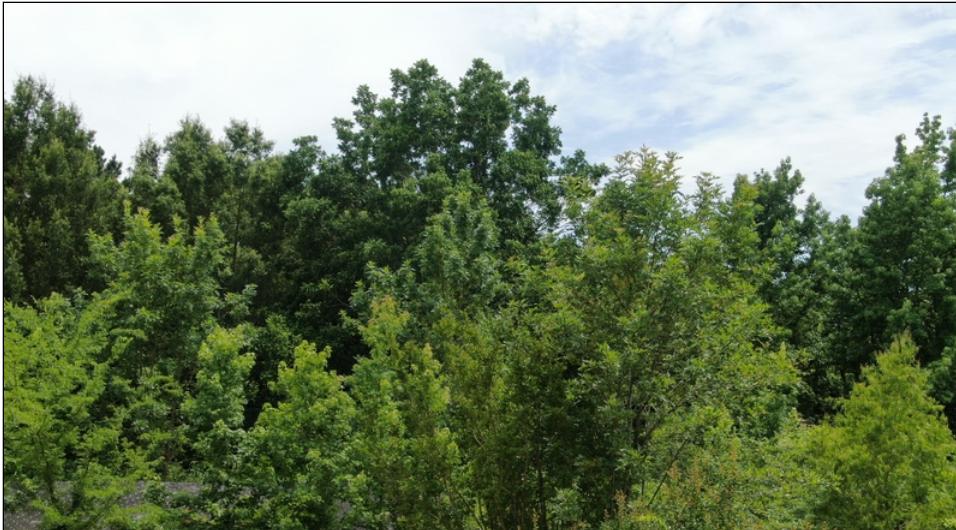
WorldClassRanches.com
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320 E. Carl Albert Parkway, B1 | McAlester, OK 74501

Push Creek 13.33-B

\$83,312.50



This gorgeous 13.33 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 $\frac{1}{2}$ 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 at the road. 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. The close proximity of the Wildlife Refuge opens up many opportunities to explore the great outdoors conveniently and at your leisure. With mild winters and an average annual rainfall between 42 and 52 inches per year the area is conducive to growing a lot of fruits, vegetables, flora and fauna. Call Sandy Brock Bahe at 918-470-4710 or Toll Free at 844-WCR-LAND with questions or to view.

Property Highlights

Acreage: 13.33

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

Closest Town: Idabel

Access: County Road

Topography: Flat pasture and forest

Forage: Bermuda and Native grasses

Capacity: 1-3 head

Water: Push Creek

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

Utilities: Rural water, electric at road

Development Potential: yes

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