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# World Class Ranches Team Brokered by EXP Realty

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

## Clear Boggy Creek 170-KA

## \$569,500.00



**CALLING ALL HUNTERS!** This private 170 tract is loaded with whitetail deer! Several deer stands and blinds throughout the property will stay with the new owner. This property is set up into 2 tracts. One tract is 60 acres. It has several good size ponds that are awesome fishing holes. Stocked with bass, catfish, and hybrid perch. Electricity runs through the property, city water is up the gate entrance. You will have to consider where to build your dream house, there are several scenic locations. The 60-acre tract currently runs 18-20 cow/calf pairs. Sand Creek runs through the length of the property. The second tract is 110 acres. The property is 40% open. Has a beautiful 40-acre hay meadow, could cut and bale or put cattle on to graze. There is a pond on the property. The wooded areas are home to more whitetail deer than I have ever seen on a property. You will also see hogs and turkeys. Clear Boggy Creek runs about 1/2 mile on the south end of the property. Who won't want a large creek on their property? Water is essential, in a drought this creek could change everything. You could fish the creek for large catfish or explore and enjoy the quiet cool creek. The timber areas have deer blinds already established and ready to go this fall. Paths have been cleared making driving an ATV through the entire wooded area easy.

### Property Highlights

**Price Per Acre:** 3,350

**Acreage:** 170

**Location:** 10 miles SE of Tushka, OK

**Closest Town:** Tushka, OK.

**Access:** Maintained County Road

**Taxes:** \$200.00

**Topography:** Flat, gently rolling, modest hills

**Improvements:** Fenced, ponds

**Forage:** Bermuda, Rye, Clover, Dallis, Bahaia & Native

**Capacity:** 40+ cow/calf pairs

**Water:** Ponds and 2 creeks

**Wildlife:** Abundant deer, turkey and hogs

**Utilites:** Electricity on property.

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