



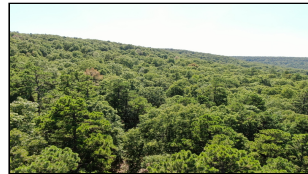
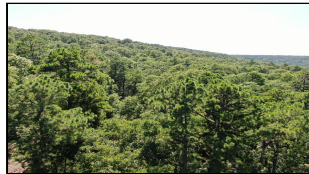
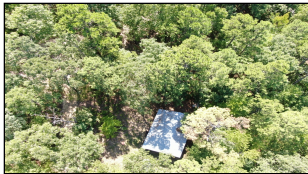
WorldClassRanches.com  
Your Brand for Ranch & Trophy Properties

# World Class Ranches Team Brokered by EXP Realty

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

## Wilderness Hunting Camp

**\$75,000.00**



This property is for the truly avid hunter for whitetail deer and black Bear. Whitetail hunters are looking for that trophy buck that resides in a low pressure secluded area where bucks feel safe, horns grow and more mature bucks thrive. Deer: White-tailed deer are present in good numbers but are highly sought after. Quail: Bobwhite quail are present in low numbers. Turkey: Eastern wild turkeys are present in good numbers but are heavily sought after. Rabbit: Cottontails and Swamp Rabbits are present but not usually in large numbers. Furbearers: Coyote, bobcat, opossum, skunk, beaver and raccoon are available. Dove: Occur in low numbers for short periods of time during their annual migration. Waterfowl: A few wood ducks and mallards may be found on the ponds and on South Gaines Creek. Woodcock: Occur in relatively low numbers. Squirrel: Fox and gray squirrels are usually present in good numbers on the area. Bear: Good population of black bear. The area is comprised of a mixture of oak/pine forest with steep slopes, shallow soils and rocky terrain. Some of the native tree species you will encounter are shortleaf pine, post oak, red oak, black oak, water oak, sycamore, hackberry, hickory, elm, blackgum, sweetgum, rusty blackhaw, flowering dogwood, and hawthorne. You will also encounter high bush huckleberry, low bush huckleberry, different varieties of sumac, coralberry, poison ivy, green brier, blackberry and many others. The average annual

### Property Highlights

**Price Per Acre:** 1,500

**Acreage:** 50

**Closest Town:** Lequire

**Access:** Historic Logging trail

**Taxes:** \$38.51

**Topography:** Rolling and rocky

**Improvements:** Basic Hunter Cabin

**Forage:** pine, cedar, hickory, elm, mixed

**Water:** Head waters of a spring

**Wildlife:** Deer, Bear, Bobcat, Eagles, small game

**Utilites:** Propane

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