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## World Class Ranches Team Brokered by EXP Realty

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

**Jumbo 264 - skb**

**\$330,700.00**



PROPERTY DESCRIPTION ACREAGE: 265 Acres LOCATION: 2.5 hours from Dallas, TX, 2.25 hours from Oklahoma City, OK and Tulsa, OK ACCESS: Paved County Road TAXES: TOPOGRAPHY: Flat to gently rolling terrain IMPROVEMENTS: Fencing, ponds FORAGE: Bermuda and native grasses WATER: Ponds and seasonal streams WILDLIFE: Deer, Turkey, Dove, Squirrels, Wild Hogs, and other indigenous wildlife UTILITIES: Electricity and rural water at the road COMMENTS: This is a very nice recreational property with amazing potential to become a real hunters' paradise. The property features large open pasture areas surrounded by heavily wooded strips that provide natural cover and travel corridors for wildlife. There are ample ponds and water pooling in the wet weather streams to supply the wildlife with needed water. Large Oaks provide a natural food source for the deer and squirrels. Other hardwoods lend to the cover and beauty of the package. The property is picturesque and loaded with character. You will enjoy spending time on this scenic land, exploring the possibilities that are just around the next bend in the trail.

### Property Highlights

**Price Per Acre:** \$1,250

**Acreage:** 264.56 Acres

**Location:** Pushmataha County

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