



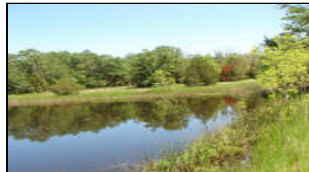
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320 E. Carl Albert Parkway, B1 | McAlester, OK 74501
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Jumbo 264 - skb

\$330,700.00



Property Highlights

Price Per Acre: \$1,250

Acreage: 264.56 Acres

Location: Pushmataha County

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.

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