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# World Class Ranches Team Brokered by EXP Realty

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

**Brushy Creek Ranch 985 - rdb skb**

**\$2,450,250.00**



This ranch has two long bermuda, rye, cool season grass valleys with three well shaded ridges with clover and native grasses. This combination results in a highly productive cattle ranch. The Brushy Creek area is next to a State owned wildlife land which combined with the all season grasses of the cattle ranch creates some exceptional whitetail hunting experiences. This combination ranch is a haven for trophy whitetail, pigs and turkey.

## Property Highlights

**Acreage:** 985 acres m/l

**Location:** Pittsburg County

**Closest Town:** McAlester, OK

**Access:** County road

**Taxes:** \$2,439.31

**Topography:** Flat to gently rolling, to small hills.

**Improvements:** Home, shop, working pens, fencing, ponds, barns,

**Bedrooms:** 3

**Baths:** 2.5

**Forage:** Improved Bermuda Grass, Fescue and native grasses

**Capacity:** 263 Momma Cow herd

**Water:** Ponds, Brushy Creek

**Wildlife:** Whitetail deer, squirrels, dove, turkey, and other

**Utilites:** Rural water, septic, electricity, propane

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