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## World Class Ranches Team Brokered by EXP Realty

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

**Weekend Retreat 57 - ka**

**\$100,000.00**



The property is about 30% open pasture with the remaining having scattered trees to dense hardwoods. Located at the end of a dead end county road, it is only 9 miles off Highway 48. Property has 1.5 ponds, (one pond is divided with neighbor making it ½ of a pond). Has good fence on two sides of property. Cabin is located in the middle of property and you truly feel secluded! Would make a great weekend retreat; bring your horses, 4 wheelers, and hunting gear! POSSIBLE OWNER FINANCING Give Kelly a call to view 580-380-2066

### Property Highlights

**Price Per Acre:** \$1,754

**Acreage:** 57 Acres

**Location:** South of Gerty, OK.

**Closest Town:** Gerty, OK

**Access:** County Road, 9 miles off Hwy 48

**Taxes:** \$Approximately Per Year \$30.00

**Topography:** Flat to mostly wooded terrain

**Improvements:** Small 2 room cabin with screened porch.

**Water:** 1.5 Ponds (one pond is divided with neighbor making it

**Wildlife:** Whitetail deer, turkey, dove, waterfowl, squirrels,

**Utilities:** None on property, electric on county rd.

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