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World Class Ranches Team Brokered by EXP Realty

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

Albion Combo 40 - skb

\$95,000.00



Property Highlights

Price Per Acre: \$2,375.00

Acreage: 40 Acres

Location: 2 1/2 hours from
Dallas, TX, 3 hours from
OKC, OK

PROPERTY DESCRIPTION NAME OF PROPERTY: Albion Combo 40-skb
ACREAGE: 40 Acres **LOCATION:** 2 1/2 hours from Dallas, TX and OKC, OK
CLOSEST TOWN & ZIP: Clayton, OK **ACCESS:** State Highway **TAXES:**
TOPOGRAPHY: Flat to small hills **IMPROVEMENTS:** Pond, fencing, barn
FORAGE: Native grasses **WATER:** Ponds **WILDLIFE:** Black Bear, Whitetail deer,
Turkey, Squirrels, Dove, and other indigenous wildlife in the area **UTILITIES:**
Electricity at the highway frontage **COMMENTS:** This property is a rare find with
it's access from the highway, electricity and combination of wooded areas and open
pasture. Located in one of only three counties in Oklahoma with a Black Bear
Hunting Season. Adjoining 40 acres also available, see Push County Combo 40.
This property offers some of the top deer hunting in Oklahoma. Legendary
Pushmataha County has held records for the #1 and #2 typical whitetail
deer,(scoring 194 and 191 respectively), and also two top ten non-typical deer listed
in the Cy Curtis rankings. Cy Curtis has 42 entries from Pushmataha County, with
two giants from this trophy county which were a 19 point scoring 232, and a 24
point scoring 225! Most of these larger bucks are found within a 3 mile distance
from the fame Kiamichi River. This property is .8 of a mile from the river. For those
that want to own property in one of three Oklahoma counties that have a black bear
season, then this property gives you the opportunity! Black bear

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