



WorldClassRanches.com
Your Brand for Ranch & Trophy Properties

World Class Ranches Team Brokered by EXP Realty

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

Hunter's Getaway 200 - ka

\$270,000.00



Need a place to getaway? If you're looking for a great recreational hunting & fishing or cattle ranch property this could be the one for you! Fences are in excellent condition. Currently running 20 animal units. Large Bass stocked pond. 30x50 metal shop with nice living quarters. Owner will convey 1/2 of mineral rights. Priced to sell at \$1,500 per acre. Give Kelly a call to view 580.380.2066

Property Highlights

Price Per Acre: \$1,500

Acreage: 200 Acres

Location: 2 miles South of Fort Towson, OK. - 35 miles North of

Closest Town: Fort Towson, OK.

Access: State Hwy 109

Taxes: \$Approximately \$421.00 Per Year

Topography: Flat to Gently Rolling

Improvements: 30x50 metal shop with nice living quarters, excellent

Forage: Bermuda, Annual Rye, Native Grasses

Water: 2 Stocked Pond

Wildlife: Whitetail deer, turkeys, lots of other small game.

Utilities: Electricity, Well Water, Septic

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