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# World Class Ranches Team Brokered by EXP Realty

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

**Wister Retreat 180-SKB**

**\$239,900.00**



Beautiful wooded land tract, with gorgeous valley and mountain views. This is a property with a proven population of large Whitetail. A large seasonal stream provides waterfalls during the rainy season. The 2100+ sq. ft. home has been updated and is in good condition. The property also features a workshop. The seller has cleared and planted food plots and also cleared roads for access around the property.

## Property Highlights

**Acreage:** 180 acres m/l

**Location:** 30 Min west of Fort Smith, AR; 2 hours SE of Tulsa, OK

**Closest Town:** Wister, OK

**Access:** County Road

**Taxes:** \$ 494.36

**Topography:** Flat to very rolling.

**Improvements:** Large double wide home, shop, food plots for Whitetail

**Forage:** Food plots for wildlife

**Water:** Very nice seasonal stream

**Wildlife:** Whitetail Deer, Turkey, Squirrels, Black Bear, Dove, and

**Utilities:** Rural water, electricity, propane tank

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