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Accredited Land Brokers Team Brokered by EXP Realty

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

Creek County Combo 760-skb

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An amazing combination property with lots of character and diversity. The land consists of gently rolling terrain with a mix of open and wooded areas. There are four really nice ponds and one average size pond. The treed areas have a lot of grass under them and are generally open underneath. The property offers the opportunity for utilizing the open areas for livestock grazing or immense food plots for wildlife. The entire perimeter of the property is fenced, and has some Highway 16 frontage on the south side of the land, and some county road frontage on the east side. A great value in today's market. Call Sandy Bahe at (918) 470-4710.

Property Highlights

Acreage: 760 acres m/l

Location: 45 min S of Tulsa, OK, 1.5 hrs. E of OKC, OK

Closest Town: Bristow, OK

Access: State hwy on south and county road on east

Taxes: \$831.81

Topography: Flat to beautiful rolling hills

Improvements: Perimeter fencing and 5 ponds

Forage: Primarily native grasses with some Bermuda

Capacity: 70 heads of moma cows

Water: Five ponds, 3 large and 2 average in size

Wildlife: Whitetail deer, turkey, squirrels, dove, Quail and

Utilites: Electricity on property, rural water at the road

Development Potential This property could be subdivided due to road access

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