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World Class Ranches Team Brokered by EXP Realty

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

Spring Creek 160-skb

\$295,000.00



This land has proven Big Buck production as verified by the attached game camera photos. This uniquely beautiful land tract consists of about 40% open pasture and food plots and 60% wooded area. This seller has already done the work of putting in large clovered food plots, road, and ATV trails through the property. The property features large mature hardwoods with several varieties of Oaks, Elm, Hickory, and many other hardwood varieties. The sandy loam soils are conducive to growing many types of vegetation. The cabin is well constructed and appeals to the eye. It contains a bedroom, full bath, kitchen/living room, a laundry room downstairs and a sleeping loft upstairs. The cabin can comfortably sleep 8 to 10. An attached garage provides a secure place to store ATVs, hunting gear, and freezer (for all that venison.). If you have been looking for that exceptional property that offers hunting, hiking and an extraordinary beautiful setting to get away and relax, then you will defiantly want to look at this property. Call Sandy at 918-470-4710.

Property Highlights

Acreage: 159.43 acres mol

Location: 1.5 hrs SE of OKC, OK; 3hrs N of Dallas, Tx

Closest Town: Calvin, OK

Access: Paved county road

Taxes: \$5535.70

Topography: Flat to gently rolling.

Improvements: Cabin, food plots for wildlife, fencing and a pond.

Forage: Bermuda and native grasses, prepared food plots with

Water: Seasonal stream and a pond.

Wildlife: Whitetail deer, squirrels, doves, turkey, and other

Utilities: Electricity, rural water, and septic system

Development Potential This property could be subdivided and still have road

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