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

Carney 320-skb

\$



12 point bucks have been taken from this property. This property has easy access with county road frontage, six foot mesh perimeter fencing and ponds stocked with bass, black crappie, minnows, and pan fish. The property was previously used as a Fox Hunting Retreat. It features a 30'x40'x12' shop/storage building and 10RV hookups. The soils are sandy and conducive to forage production. Prepared food plots are already in place including one with Roundup Ready Alfalfa. The largest pond is 30' deep and spring fed. Approximately \$50,000 in equipment is also for sale. Call Jonas Fisher for further information 405-437-4592

Property Highlights

Acreage: 320 Acres m/l

Location: 30min N of OKC, OK; 15min of Guthrie, OK; 1.25hr SW of

Closest Town: Carney, OK

Access: Gravel county road

Taxes: \$1,168.37/yr

Topography: Flat to gently rolling

Improvements: Shop, 6' mesh perimeter fencing, ponds, 10 RV hookups

Forage: Native grasses, some Bermuda and Clover

Water: 2 ponds and a spring

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

Utilities: Well, electricity, septic system

Development Potential It has road frontage on three sides so it could be

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