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# World Class Ranches Team Brokered by EXP Realty

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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