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World Class Ranches Team Brokered by EXP Realty

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

Crystal 140-skb

\$245,000.00



This is a beautiful hunting track with sandy soils conducive to food plot production, lots of large mature hardwoods, pines and some cedar trees. The perimeter is fenced with barbed wire and the fencing is in good condition. There are existing pasture areas for live stock and wildlife. Convenient location just .7 miles off of State Highway 109A with a ¼ mile on country road frontage. Seller will contribute \$3,000 toward well drilling with a satisfactory price. The property has two springs that feed into two live streams. Call Sandy Bahe at 918-470-4710 for additional information.

Property Highlights

Acreage: 140 acres m/l

Location: 2hrs N. of Dallas, TX & 2 hrs SE of OKC, OK

Closest Town: Atoka, OK

Access: Gravel county road

Taxes: \$77.42 yr

Topography: Flat to rolling hills

Improvements: Fenced

Forage: Bermuda and other native grasses

Capacity: 10 head

Water: Two springs and two live, spring fed streams.

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

Utilities: Electricity

Development Potential This property as adequate access to allow for

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Sandy Brock Bahe

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