



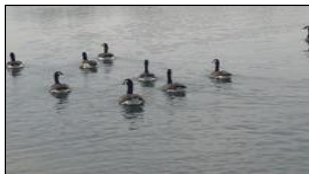
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Your Brand for Ranch & Trophy Properties

# Accredited Land Brokers Team Brokered by EXP Realty

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

**Stringtown 360-skb**

**\$898,200.00**



360 acres of recreational hunting property that borders hundreds of acres of State owned land. If your search is focused on excellent wildlife habitat, then this will be hard to beat. One mile from one of Oklahoma's top catfish and crappie lakes, Lake Atoka, and you will have access to a fully stocked and state maintained 7 acre lake. This property has 9 ponds and lakes. Two of the larger ones are stocked with bass, crappie, bream and catfish. Wildlife very abundant, with trophy deer, turkey, duck, geese, dove, and various varmints. We do have mountain lions in the area. Cabin was built in 1939 and was renovated in 2014. The original hand hewed interior tongue and groove wall planks have been refinished for a nice rustic appearance. Terrain has various elevation changes of over 300 feet, full of draws and wooded cover. Land and cabin are a turn key situation, complete with five 10' tower stands, with winch operated feeders. We are now in the summer months with 4 nice food plots that will be replanted in winter mixes in September. Our dove population is tremendous, and part of our summer planting has millet, which is a magnet for dove duck, and deer. We will be adding a 6 acre winter food plot on the lower 40 which attracts a ton of traffic from our bordering state owned land. New roads throughout, which traverse the elevations, north, south, east and west. Nice rock formations for character, but not enough to overpower the topography. Excellent fencing surrounds

## Property Highlights

**Acreage:** 360 acres m/l

**Location:** 2.5 hours north of Dallas, TX, 2 hours south of OKC, OK

**Closest Town:** Stringtown, OK

**Access:** Gravel county road

**Taxes:** \$161.95 year

**Topography:** Gently rolling to hilly terrain

**Improvements:** House, barn, shop, ponds, perimeter fencing, and ATV

**Forage:** Bermuda and native grasses

**Capacity:** 10 head of momma cows

**Water:** Ponds

**Wildlife:** Whitetail Deer, Dove, Turkey, Squirrels, and other

**Utilites:** Electricity, rural water, septic system, propane tank

**Development Potential** This property could be subdivided

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**Sandy Brock Bahe**  
Accredited Land Brokers Team Brokered  
by EXP Realty  
**918-470-4710**