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## World Class Ranches Team Brokered by EXP Realty

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

**Caney Boggy Creek 169-skb**

**\$194,350.00**



Great hunting or home property with a good mix of pasture and wooded terrain. The two ponds and creek provide adequate water supply for livestock and wildlife. The property is aesthetically appealing, and features strips of open area between the wooded to allow for wildlife cover and livestock protection from the elements. Call Sandy Brock Bahe at 918-470-4710 or at 844-ALB-LAND

### Property Highlights

**Acreage:** 169 acres m/l

**Location:** 1.5 hours SE of OKC, OK; 2.5 hours N of Dallas, TX

**Closest Town:** Calvin, OK

**Access:** Deeded easement off of county road

**Taxes:** \$\$87.29/year

**Topography:** Rolling hills

**Improvements:** Two ponds, Some fencing

**Forage:** Native grasses, some Bermuda Grass

**Capacity:** 20 Momma Cow herd

**Water:** Two ponds and Caney Boggy Creek

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

**Utilities:** At nearby county road

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