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Accredited Land Brokers 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

Utilites: At nearby county road

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