



WorldClassRanches.com
Your Brand for Ranch & Trophy Properties

World Class Ranches Team Brokered by EXP Realty

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

RR Ranch 393-skb

\$499,110.00



If you are a true sportsman and want an exceptional property to hunt and enjoy with family or friends then you will definitely want to explore this beautiful land. The Sellers have developed the property with much forethought and consideration to maximizing the potential of the property for pulling in and holding the larger bucks. The forest is made up primarily of large hardwoods, primarily Post Oak, Hickory, and Red Oak. Pine saw timber can also be found throughout the property. Natural grasses have been reinvigorated through burning and mechanical removal of cedar, providing additional security and bedding cover that is essential to whitetail deer. Hinge cutting and releasing have also been completed in certain areas, while approximately 60% of the property has been maintained as a sanctuary and rarely if ever entered. The property has only been bow-hunted in recent years, striving to adhere to QDM guidelines. Located at the end of a dead end road, RR Ranch joins thousands of acres of Oklahoma Department of Wildlife Conservation Land (Collins WMA) creating access to what is arguably one of the top gene pools in the state. Trophy whitetails require genetics, nutrition, and age and this ranch has the ability to produce all three. The ranch is on a year round supplemental feeding program, in addition to the spring and summer food plots. The five ponds and two seasonal streams provide ample water for the wildlife. Current owner just dug a new 2-3 acre pond on top of the hill.

Property Highlights

Price Per Acre: 1,270

Acreage: 393 acres m/l

Location: 30min NE of McAlester, OK, 2hrs S of Tulsa, OK, 1.25hrs

Closest Town: Quinton, OK

Access: Gravel county road

Taxes: \$173.24/year

Topography: Much of the property is sited on a hill with a large

Improvements: Cabin, perimeter fencing, food plots, stands, blinds,

Forage: Prepared food plots for wildlife and native browse

Water: Four ponds, two seasonal streams

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

Utilities: Electricity, rural water is about 700 feet from the

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