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# World Class Ranches Team Brokered by EXP Realty

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

**Atoka 80-skb**

**\$132,000.00**



This versatile 80 acres has about 35 acres of open pasture with the balance ranging from lightly wooded to heavily wooded. It has some fencing, but all of the perimeter is not fenced. The property would make a good home site, or a great hunting track with ample room for food plots, or room to run a few head of livestock and hunt the balance. Call Sandy Brock Bahe at (918) 470-4710 or Toll Free at (844) ALB-LAND

## Property Highlights

**Price Per Acre:** 1,650.00

**Acreage:** 80 acres m/l

**Location:** 2.5 hours north of Dallas, TX; just NE of Ato

**Closest Town:** Atoka

**Access:** Gravel County road

**Taxes:** \$52.00

**Topography:** Flat to very gently rolling

**Improvements:** Partial fencing

**Forage:** Bermuda and native grasses

**Capacity:** 8 to 10 pair

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

**Utilities:** Electricity at the county road

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