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World Class Ranches Team Brokered by EXP Realty

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

Whitetail & Turkey Hunting Haven 180-skb

\$423,000.00



This amazing hunting property has been developed by an avid hunter who really enjoys a quality hunting experience. Fishing and other water sports are available at the nearby McGee Creek Lake. The lake is about 1.5 miles from the property, the boat ramp is about 7 miles away. The 180 acres has gently rolling terrain, open areas have been prepared for food plots, a beautiful 1300'+ two-story cabin was completed earlier this year. The property is fenced, contains a pond and seasonal stream for the wildlife. Rural water, electricity and a septic system provide all the needed utilities for the cabin. Bring your family or hunting buddies to this well thought out property and enjoy a truly remarkable hunting experience. The cabin also features a drive through storage/shop space designed to accommodate all of your ATVs, hunting equipment, and freezer for your harvest. You will be able to walk out of the large upstairs master bedroom and sit on your second story balcony, 8' X 18', overlooking the land and enjoying nature between hunts. The deer enjoy ample browse, including acorns from the multitude of Oaks. The work has already been done, just bring your hunting gear and enjoy! Call Sandy Brock Bahe to view this unique property; 918-470-4710 or toll free at 844-ALB-LAND.

Property Highlights

Acreage: 180 acres m/l

Closest Town: Atoka

Access: Paved county road

Taxes: \$135.10

Topography: Flat to rolling

Improvements: Cabin, Deer Feeders, Deer Blinds, ATV trails

Home Sqft: 1300

Bedrooms: 1

Baths: 1

Water: Pond and seasonal stream

Wildlife: Whitetail Deer, Turkey, Squirrels

Utilities: Rural Water, electricity, septic system

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Sandy Brock Bahe

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918-470-4710