



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

San Bois Hunting 242-SKB

\$372,500.00



This hunting retreat is already set up with food plots, ATV trails, open under story, and LOTS OF WATER! This beautiful and versatile hunting land allows you to hunt for Whitetail Deer, Turkey, Squirrels, Dove, Quail and Waterfowl. A large slough provides an amazing habitat for many types of waterfowl. The property also features a pond, fencing, cabin (mobile home), fruit trees, prepared garden spot, 8'x20' underground bunker/storm shelter, storage building, 8'x40' storage container for all your hunting gear. The mature hardwoods furnish acorns, a large open hay meadow, several smaller openings for food plots provide additional forage for wildlife. The access to the property is via an easement through the neighboring ranch so this is a very private setting. The old road that did go through the property was closed many years ago. The old road bed provides good access across the property and a great hunting lane. This is one of those rare properties that allow you to bring your personal belongings and be ready to hunt NOW! Call Sandy Brock Bahe to view or with any questions: Cell number 918-470-4710 or Toll Free at 844-ALB-LAND.

Property Highlights

Price Per Acre: 1,539.26

Acreage: 242 Acres

Location: 1.5 hrs. SE of
Tulsa, OK

Closest Town: Stigler

Access: Private road easement

Taxes: \$441,44/year

Topography: Flat to gently
rolling, very scenic

Improvements: Mobile
home, storage bldg, slough,
fencing,

Forage: Bermuda and native
grasses

Capacity: 10 to 15 Pairs

Water: Large waterfowl
slough, pond, seasonal stream

Wildlife: Whitetail, squirrels,
turkey, dove, quail

Utilities: Electricity, septic,
well

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Sandy Brock Bahe

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