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World Class Ranches Team Brokered by EXP Realty

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

Hunting and Timber 641-SKB

\$1,251,549.00



This secluded, timbered hunting tract features beautiful panoramic views, 23 ponds and seasonal streams, to attract wildlife and a substantial amount of planted pine timber. Most, if not all, of the ponds have been stocked with Bass, Catfish and Bream. There is an electric line and an old well on the property that supplied a cabin that is no longer there. An area known for abundant Whitetail Deer; turkey, dove, quail, bobcat, ducks, geese, wild hogs; even Elk have been spotted on the property. An extensive timber cruise completed in April of 2017 identified approximately \$300,000.00 of marketable timber on the property, (the Pine top wood was not given a value). This property has been in the family many years and is just now available for purchase. Call Sandy Brock Bahe with questions or to view this beautiful land. 918-470-4710 or Toll Free at 844-ALB-LAND

Property Highlights

Acreage: 641

Location: 1.5 hours S. of
Tulsa, OK; W of Ft. Smith, AR

Closest Town: Quinton, OK

Access: Gas well roads

Taxes: \$546.15/year

Topography: Rolling,
wooded terrain

Improvements: Some
fencing, ponds, timber
plantations

Forage: Native grasses and
bermuda

Capacity: Primarily wooded
land

Water: Ponds, seasonal
streams

Wildlife: Whitetail, squirrels,
turkey, dove, and other

Utilites: Electricity and older
well

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