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World Class Ranches Team Brokered by EXP Realty

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

Two Lakes 160-SKB

\$350,840.00



This unique 160 acres features over \$38,000.00 of marketable timber according to a timber cruise completed in April, 2017. That value did not include the value of Pine Topwood. The two lakes, three ponds and seasonal streams add recreational opportunities that the average recreational tract is lacking, i.e., fishing, swimming, waterfowl hunting. And the abundant water supply and cover should attract and hold wildlife on location. The property has county road access, an electrical line is in place to an old homesite on the land. However, the line is probably not "live" at this time. There is a concrete pad where the old home once was, an old water well (usability unknown), and a trail system through much of the property. One-half mile down the road is 641 acres with 23 ponds and approximately \$300,000.00 of marketable timber. Robbers Cave State Park and Lake Wayne Wallace are within a 10 minute drive. Call Sandy Brock Bahe with any quesitons or to view the property at 918-470-4710 or Toll Free at 844-ALB-LAND.

Property Highlights

Acreage: 160 acres

Location: 2 hrs S of Tulsa, OK, 1 hr W of Ft. Smith, AR

Closest Town: Quinton

Access: County road

Taxes: \$89.74/year

Topography: Flat to very gently rolling

Improvements: Well, concrete house pad, 2 lakes, 3 ponds

Forage: Bermuda Grass and native grasses

Water: Lakes, ponds, and seasonal streams

Wildlife: Whitetail, squirrels, turkey, dove, other

Utilites: Electricity at the county road.

Development Potential
Could be subdivided

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