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Your Brand for Ranch & Trophy Properties

# World Class Ranches Team Brokered by EXP Realty

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

**Spring Branch 180-rb/jc**

**\$498,900.00**



This Southeastern Oklahoma Hunting Ranch is made to order for the serious sportsman or anyone in search of peace, quiet and elbow room in some of the state's finest wildlife habitat. The centerpiece of the property is the custom built 4 bed, 2 bath, 2,400 square foot home with 1,868 square feet of wrap-around porch. The home is all electric and features wood, tile and carpeted flooring, custom tile counter-tops, wood burning stove, Pella windows and a heavy gauge standing seam metal roof. The insulated metal shop building has a concrete floor and is plumbed with a bathroom and hot water and is set up for extra storage as well as equipment. The property itself is a mixture of hardwood forest and meadows that could easily be converted to food plots. Spring Branch Creek winds its way from the South side of the property to the North and there are 3 ponds as well, McGee Creek runs within yards of the west property line. Beautiful views await and wildlife opportunities abound! Give us a call and set up your showing today.

## Property Highlights

**Acreage:** 180 Acres

**Location:** 130 mi. S of Tulsa,  
135 mi. N. of Dallas.

**Closest Town:** Stringtown,  
Oklahoma

**Access:** County Road

**Taxes:** \$1,950.84

**Topography:** Level to Gently  
Sloping

**Improvements:** Home, Shop  
Building, Fencing, Gates

**Home Sqft:** 2400

**Bedrooms:** 4

**Baths:** 2.5

**Forage:** Native Grass Mix

**Water:** 3 Ponds, Seasonal  
Creek

**Wildlife:** Deer, Turkey,  
Waterfowl, Native Species.

**Utilities:** Electricity, Rural  
Water, Septic.

**Development Potential**  
Excellent. County Road  
Frontage.

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