



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

Vista View 135-jc

\$269,325.00



You saw it right, this excellent recreational property is located only minutes from downtown McAlester. The property consists of Hardwood Forest, mostly rugged terrain and a gentle slope toward the peak of Bald Mountain. The Deer, Turkey and Squirrel are plentiful and well fed with acorns and browse. Several small run-off creeks provide water and the possibility of digging one or several ponds. The property is well covered with Oak but easily navigable on foot or even with a small ATV. The proximity to town makes this parcel a consideration for one or multiple building sites. If you are in the market for hunting place close enough to town to enjoy morning and evening and possibly one day build on, your search may be over. Give Joel a call.

Property Highlights

Price Per Acre: 1,995.00

Acreage: 135 Acres

Location: 1/2 Mile West of
McAlester, OK

Closest Town: McAlester,
Oklahoma

Access: Oil Road with
Easement

Taxes: \$41.07

Topography: Slightly
Sloping to Sloping, Rugged.

Water: Multiple small run-off
creeks.

Wildlife: Deer, Turkey,
Squirrel, Native Species.

Development Potential Yes.

The information above is from sources deemed reliable, but no warranty or representation is as to its accuracy by the Seller and WCR Land Brokers Marketing Network, LLC (WCR LBMN) and affiliated Brokers. Seller and WCR LBMN expressly disclaim any liability for errors, omissions or changes regarding any information provided for this property. Grass production and carrying capacity vary according to management practices. Water availability will vary by climatic conditions. Surface and Ground water usage may need State Permits. All maps are for illustration only. All offerings, pricing, and information are subject to change at anytime. Copyright 2005-2024 All Rights Reserved

Joel Chisum

World Class Ranches Team Brokered by
EXP Realty

918-370-0157