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World Class Ranches Team Brokered by EXP Realty

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

Bird Creek 480-skb-rdb

\$665,550.00



This 480 acres has a 3 bed 1 bath cabin with about 1280 sq. ft. of living space plus a 2 car attached garage to store you hunting gear and equipment. The property has ATV trails, and food plots already in place. Abundant browse for the wildlife is provided by a generous growth of Oak trees, Bermuda and native grasses, some Persimmon trees, and other forage. 12 ponds, seasonal streams and the substantial, all season, Bird Creek supply an abundant water source for livestock and the indigenous wildlife. The convenient location between Oklahoma City, Dallas, and Tulsa provides for easy commutes to these metro areas for work or city amenities. To view or obtain additional information call Sandy Brock Bahe at 918-470-4710 or Robert Bahe at 918-470-4711 or either Toll Free at 844-WCR-LAND.

Property Highlights

Price Per Acre: 1,386.56

Acreage: 480 Acres

Location: 1.5 hrs. SE of OKC, & 3.3 hrs N of Dallas, TX

Closest Town: Holdenville, OK

Access: County road

Taxes: \$699.08/year

Topography: Gently rolling meadows to forested hills

Improvements: Cabin, some fencing, ponds, food plots

Home Sqft: 1240

Bedrooms: 3

Baths: 1

Forage: Bermunda and native grasses

Water: Ponds, and Bird Creek

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

Utilites: Rural water, Electric, septic system

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