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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

**Adair Hunting & Timber 912-rb**

**\$844,034.00**



Large hunting tract with county road access, electricity and two ponds. This property consists primarily of hardwood forests composed of pulp timber with approximately 10% saw logs. This is wooded land that has much of its natural integrity in tact. Located in an area known for Whitetail Deer, Black Bear, Dove, Squirrels, Bobcats and other indigenous wildlife, the character of this property will hold your attention for a long time. Sited between Tahlequah, OK and Siloam Springs, AR, there are many recreational opportunities in the area: Canoeing down the Illinois River, water sports on Tenkiller Lake, and Ft. Gibson Lake, and enjoying nature on the Cherokee or Sparrowhawk Wildlife Management Areas, in addition to shopping and attractions in Muskogee, OK. Call Bob Bahe at 918-470-4711 or Toll Free at 844-WCR-LAND with questions or to view.

### Property Highlights

**Price Per Acre:** 925.00/Acre

**Acreage:** 912 Acres

**Location:** 26 min NE of Tahlequah, 1 hr SW of Springdale

**Closest Town:** Proctor, OK

**Access:** County road

**Taxes:** \$584.75/year 2020

**Topography:** Rolling, wooded terrain

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

**Utilities:** Electricity

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**Robert D Bahe**  
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EXP Realty  
**918-470-4711**