



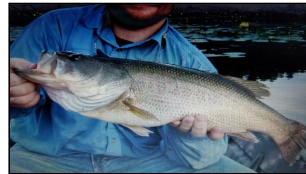
WorldClassRanches.com  
Your Brand for Ranch & Trophy Properties

# World Class Ranches Team Brokered by EXP Realty

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

**Your Legacy Lake 235-rb**

**\$646,250.00**



A rare opportunity to own your own private lake with everything you need for the family, avid hunter, and fisherman. This is a magnet for the outdoor enthusiasts and a family legacy in the making. Less than 2 hrs from North Dallas area and Oklahoma City with well maintained county roads for access. Upper Muddy Boggy Creek Watershed Lake built in 1992 rated for 10 acres of surface water is perfect for those who love to fish and canoe. The area is known for its Deer, Turkey, Squirrels, Rabbits, Ducks and Geese. With 12+ years of the same owner managing the property for mature deer. There are also 10's of bird species for the bird watchers. The small modern self contained cabin that can sleep 6 people has electricity, H/A, rural water and septic system. There is a storage container to secure all your equipment and supplies. With this amazing recreational property adults and kids of all ages can fish, paddle board, kayak, snorkel, hike, hunt, archery range, shooting range, explore nature, build forts and create memories that will last a life time. An adjacent 100 acres is also available for purchase. Contact Bob Bahe for more information or to view 918-470-4711.

## Property Highlights

**Price Per Acre:** 2,750

**Acreage:** 235

**Location:** 150 miles N. of Dallas, 106 miles SE of OKC

**Closest Town:** Calvin

**Access:** Well maintained county road

**Topography:** Valley and rolling hills

**Improvements:** Small Modern Cabin and storage unit

**Forage:** Native grasses and hardwoods for wildlife

**Water:** Rural Water

**Wildlife:** Deer, turkey, ducks, geese, bobcat, coyotes, etc.

**Utilities:** Electric

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