



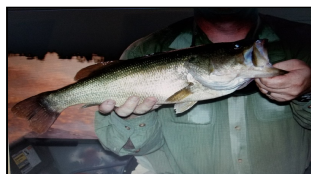
WorldClassRanches.com  
Your Brand for Ranch & Trophy Properties

# World Class Ranches Team Brokered by EXP Realty

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

**Hunting & Fishing Legacy 335-rb**

**\$846,250.00**



A rare opportunity to own your own secluded private hunting and fishing legacy. Located less than 2 hrs from North Dallas area and Oklahoma City with well-maintained county roads for access. Everything the family, avid hunter, and fisherman need is right here. Upper Muddy Boggy Creek Watershed Lake built in 1992 rated for 10 acres of surface water provides an excellent opportunity for those who love to fish and canoe. The mature oaks and elms with many wildlife trails throughout 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. Multiple signs of deer are easily seen by the rubs and scraps throughout the property. There are also 10's of bird species for the bird watchers. A shooting range is set up down the pipeline alley. The small modern self-contained cabin with a loft 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 lifetime.

## Property Highlights

**Acreage:** 335 acres

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

**Closest Town:** Gerty

**Access:** Well maintained county road

**Taxes:** \$500 est

**Topography:** Valley and rolling hills

**Improvements:** Small Cabin, Deer Stands and Feeders

**Baths:** 1

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

**Water:** Rural Water, 10 acre surface Lake

**Wildlife:** Deer, turkey, dove, squirrels, rabbits

**Utilities:** Rural Water, Electricity

**Development Potential** Yes

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