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# World Class Ranches Team Brokered by EXP Realty

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

**Deer Creek Ranch 146-jc**

**\$292,000.00**



Beautiful Combination Ranch located only 8 miles West of McAlester, OK on good Gravel County Road. At present, the property is about 60% meadow and 40% wooded with potential for much more grass with the clearing of trees if you desire. Water is plentiful with 3 ponds and Deer Creek and the grass is composed of Bermuda, Fescue, Rye grass and Native mix. Some of the meadows have been farmed in the past and the soils and topography lend themselves well to raising some winter forage or food plots. The livestock operator will find a lot to like about the property and the hunter may like it every bit as well. Deer, Turkey, Squirrel, Rabbit and even a few wild pigs can all be found on the place. The Deer population is very impressive and the Army Munitions Depot, well known for it's genetics, is located only one mile to the South. Finally, if you are in the market for a property that fits current FSA Loan specs, this one checks every box; size, price, and carrying capacity. This offering will appeal to a number of buyers for a variety of reasons so give Joel a call and arrange for your showing today!

## Property Highlights

**Price Per Acre:** 2,000.00

**Acreage:** 146 Acres

**Location:** 1 1/2 hours S. of Tulsa, 3 hours N. of Dallas

**Closest Town:** McAlester

**Access:** Gravel County Road

**Taxes:** \$141.52

**Topography:** Mostly level, hardwood forest and meadows.

**Forage:** Bermuda, Fescue, Ryegrass, Native Mix.

**Capacity:** 20 Cow/Calf Pairs.

**Water:** 3 Ponds, Creek.

**Wildlife:** Deer, Turkey, Squirrel, Native Species.

**Utilities:** Electricity and Rural Water at County Road.

**Development Potential**  
Excellent, County Road Frontage.

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