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# World Class Ranches Team Brokered by EXP Realty

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

## Chimney Rock Ranch 517-SKB

## \$772,915.00



This 517 acres is a multi-use property with about 65 acres of open ground, but primarily a hunting/recreational tract. The east side where most of the open area is located fronts a state highway, with the forested areas being toward the west and adjoining other forested lands. Five ponds and seasonal Anderson Creek provide water for livestock and wildlife. A rural water meter and water line supplies water to the mobile home. Two shops (40' X 60' and 30' X 60') are located back in the property on a hill with magnificent views of the surrounding mountains. One shop has a sink and stool, with a finished walls and ceiling for a living quarters area. A well and electricity are already in place for the shops. A 58' X 60' barn provides storage for hay or equipment. You can spend considerable time on the many ATV trails that wander through the property to openings appropriate for food plots and game blinds. The forest consists of a mix of Pine and hardwoods. There is some nice size marketable Pine on the land. This is a beautiful, diverse property that affords aesthetic interest around every bend in the trail. There is also some Moss Rock on the property. Call Sandy Brock Bahe with questions or to view at 918-470-4710 or Toll Free at 844-WCR-LAND.

### Property Highlights

**Price Per Acre:** 1,495.00

**Acreage:** 517 Acres

**Location:** 2 hrs SE of Tulsa; 1 hr SW of FT. Smith, AR

**Closest Town:** Wilburton, OK

**Access:** State Highway

**Taxes:** \$651.29/year

**Topography:** Gently rolling to rolling pastures and forest

**Improvements:** 2 shops, ponds, barn, some fencing

**Forage:** Native and Bermuda grass

**Capacity:** 15 to 20 pair

**Water:** Ponds, seasonal stream, spring

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

**Utilities:** Rural water, Electric, septic system, propane tank

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