



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

**Big Pine 120-SKB**

**\$300,000.00**



Excellent Hunting or Combination Property ready to be developed exactly as you like. The timber profile on this offering is 20% mature Pine and Hardwood along the tops and the creek bottom, 80% 10 to 12 year old re-growth to be left to grow, thinned to your preference or taken out for food plots or meadows. Access is exactly what I am asked for time and again; County Road Frontage 2 miles off of the pavement. Yes there is electricity at the corner. Yes the creek is spring fed. Yes there are trails through the property. Yes the Deer are plentiful, as well as Turkey, Squirrel, Rabbit and all of the other Native Critters. Yes you can be there from Dallas in under 2 1/2 hours or Paris in an hour. Yes there is a possibility of buying adjoining acreage. If you are serious about developing a property to be enjoyed for generations, yes you probably better come have a look at this one. Call Sandy Brock Bahe at 918-470-4710 or Toll Free at 844-WCR-LAND.

## Property Highlights

**Price Per Acre:** 2,500.00

**Acreage:** 120 Acres

**Location:** 140 mi N. of Dallas, 150 mi S. of Tulsa.

**Closest Town:** Lane, Oklahoma

**Access:** Gravel County Road Frontage.

**Taxes:** \$66.55

**Topography:** Gently Sloping

**Improvements:** Fencing, Shed

**Forage:** Native Grass Mix

**Capacity:** 10 to 15 Pairs

**Water:** Spring fed creek

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

**Utilities:** Electricity at Northwest Corner.

**Development Potential**  
Excellent, 3/4 mile of County Road Frontage.

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