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Your Brand for Ranch & Trophy Properties

World Class Ranches Team Brokered by EXP Realty

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

Big Creek 105-SKB

\$237,500.00



If you are looking for a REALLY NICE combination ranch, this is the place. The property consists of a 40 acre Bermuda Grass hay meadow, approximately 2 acres in two food plots, with the balance being beautiful mature hardwoods, with a smattering of Cedar. Big Creek forms much of the east boundary of the property, there is also a pond and seasonal slough. Access is via a paved county road and the property is fenced along the road allowing for a locked gate at the entrance. An electric line lies along the side of the property that fronts the road and there is also a rural water meter on the property. A small set of steel pens is in place. The pasture is lush Bermuda, free of weeds. The treed areas are scenic, as you can see through the under story on most of the property. With the great condition of the property, easy access off the paved county road, rural water and electricity in place, this is an exceptional property that will not last long. Call Sandy Brock Bahe now at 918-470-4710 or Toll Free at 844-WCR-LAND with questions or to view.

Property Highlights

Price Per Acre: 2,261.90

Acreage: 105 Acres

Location: 2.75 hrs. N of Dallas, TX; 1.5 S of OKC, OK

Closest Town: Atwood, OK

Access: Paved county road

Taxes: \$180.22/ year

Topography: Almost flat hay meadow, gently rolling woods

Improvements: Water meter, fenced along the road, pond

Forage: Improved Bermuda, and native grasses

Water: Pond and rural water

Wildlife: Whitetail deer, squirrels, turkey and other

Utilites: Electricity, and rural water meter

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