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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

**Mounds Get-Away 40-jc**

**\$95,000.00**



This beautiful recreational property is located only 30 minutes South of Tulsa! The location alone demands attention, offerings this close to the city are few and far between but location is only the first thing this property has to offer. Access is provided by a private easement that begins at the automatic double gate 1/4 mile East of the parcel. Continue along your own privately maintained road over the hill and through the woods to the scenic little seasonal creek which feeds the first pond, then up the hill where you will find the entrance to the barn and rec area. The 24' x 36' barn is the hub for the trails that meander through the woods and overlooks the big pond which is 30' deep and stocked with Catfish. Walk the trails, hunt the woods, ride the ATV's, build a campfire, enjoy the solitude. If you are in the market for an Off-Grid property where you can truly Get Away, give Joel a call and set up your showing!

### Property Highlights

**Price Per Acre:** 2,375.00

**Acreage:** 40 Acres

**Location:** 35 Miles South of Tulsa.

**Closest Town:** Mounds, Oklahoma

**Access:** Private Easement

**Taxes:** \$20.70

**Topography:** Wooded, Rolling Hills.

**Improvements:** Barn, Fishing Pond, Trails, Fencing.

**Water:** 2 Ponds, Seasonal Creek.

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

**Utilities:** None.

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