



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

**Cold Springs Creek 40-jc**

**\$80,000.00**



Beautifully pristine recreational property with county road access located less than an hour and a half from Paris, TX. This parcel has county road frontage along the West side and Cold Springs Creek meanders through it from the North to the South. There is a large shallow pond near the middle of the property that provides excellent habitat for waterfowl. The land is mostly wooded, the majority of that being hardwood but there is some pine and cedar. Deer population in the area is excellent along with all of the other native species and the peace and quiet of the woods is time well spent even for the non-hunter. The Big Pine 120 listing joins this property on the North side for a total of 160 acres if you are in the market for a larger parcel. If you are in the market for your own private get-away in the less than \$100k range or interested in a larger holding with excellent hunting and location, location, location! Give Joel a call today.

## Property Highlights

**Price Per Acre:** 2,000.00

**Acreage:** 40 Acres

**Location:** 70 mi. N. of Paris, TX, 150 S. of Tulsa.

**Closest Town:** Lane, Oklahoma

**Access:** County Road

**Taxes:** \$26.09

**Topography:** Gently Sloping to Level

**Improvements:** Fencing, Pond.

**Water:** Creek, Pond.

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

The information above is from sources deemed reliable, but no warranty or representation is as to its accuracy by the Seller and WCR Land Brokers Marketing Network, LLC (WCR LBMN) and affiliated Brokers. Seller and WCR LBMN expressly disclaim any liability for errors, omissions or changes regarding any information provided for this property. Grass production and carrying capacity vary according to management practices. Water availability will vary by climatic conditions. Surface and Ground water usage may need State Permits. All maps are for illustration only. All offerings, pricing, and information are subject to change at anytime. Copyright 2005-2025 All Rights Reserved

**Joel Chisum**

World Class Ranches Team Brokered by  
EXP Realty

**918-370-0157**