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## 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.

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**Joel Chisum**

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