



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 40N-SKB

\$120,000.00



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, 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. There is electricity at the Northwest corner, there are trails through the property. The Deer are plentiful as well as Turkey, Squirrel, Rabbit and all of the other Native Critters. You can be there from Dallas in under 2 1/2 hours or Paris in an hour. There is adjoining acreage also offered for sale. If you are serious about developing a property to be enjoyed for generations, come have a look at this one! Call Snady Brock Bahe at 918-470-4710 or Toll Free at 844-WCR-LAND.

Property Highlights

Price Per Acre: 3,000.00

Acreage: 40 Acres

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

Closest Town: Lane,
Oklahoma

Access: Gravel County Road
Frontage

Taxes: \$68.93

Topography: Gently Sloping

Forage: Native Grass Mix

Capacity: 5 to 10 Pairs

Wildlife: Deer, Turkey,
Waterfowl, Native Species.

Utilities: Electricity at the
County Road.

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 2005-2024 All Rights Reserved

Sandy Brock Bahe

World Class Ranches Team Brokered by
EXP Realty

918-470-4710