



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 40S-SKB**

**\$100,000.00**



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 along the tops and the creek bottom, 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 1/2 mile North of the corner, the creek is spring fed, 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 Sandy Brock Bahe at 918-470-4710 or Toll Free at 844-WCR-LAND.

## Property Highlights

**Price Per Acre:** 2,500.00

**Acreage:** 40 Acres

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

**Closest Town:** Lane

**Access:** Gravel County Road Frontage

**Taxes:** \$68.93

**Topography:** Gently Sloping

**Forage:** Native Grass Mix

**Capacity:** 5 to 10 Pairs

**Water:** Spring Fed Creek

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

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