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World Class Ranches Team Brokered by EXP Realty

320 E. Carl Albert Parkway, B1 | McAlester, OK 74501

Big Sandy Sandy Ranch 140-JC

\$289,900.00



Southeast Oklahoma is the secret that every hunter needs to know. Oklahoma has been named a sleeper state over the past few years by the hunters who have graced its borders, but not for much longer. The secret is getting out, and people are waking up and taking notice of the bucks being harvested each year. This 140 acre dime-piece is no exception. Big Sandy Ranch sits in the middle of it all. Located just a few miles south of Allen or just 11 miles from Rocky Top Winery puts you in a convenient location for either supply runs or the option of a B&B! Multiple Boone and Crockett bucks have been harvested within just a few miles of where this sanctuary lies. Located at the front of the property is a brand new, finished in 2020, 30x40 fully enclosed shop, complete with a concrete slab, roll up door, walk through door, wired throughout, and fully lighted. Attached to the shop is a lean-to that runs the full 40' span, and is tall enough to accommodate most bumper-pull travel trailers. A 50 amp outlet has already been installed, leaving nothing to do but pull right in and plug' r up! No need to tote in water each trip, like most properties in this part of Oklahoma, because municipal water runs right to the shop. A freeze-proof faucet has been installed and is ready for use!

Property Highlights

Price Per Acre: 2,070.00

Acreage: 140

Closest Town: Allen

Access: Private Road

Taxes: \$65.00

Topography: Rolling Ridges and Draws

Improvements: 30X40X12 Shop with Electric and Water.

Forage: Winged Elm, Osage Orange, and Hardwood Mast

Water: One Pond and Two Wet Weather Creeks

Wildlife: Whitetail, Turkey, and typical small game

Utilities: Electric and Rural Water

Development Potential No

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