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# World Class Ranches Team Brokered by EXP Realty

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

**Oak Ridge Ranch-jmc**

**\$359,900.00**



Welcome to Oak Ridge Ranch! If you are looking for a recreational hunting track that checks all of the boxes, then this is it! This property gets its namesake from a dominate hardwood ridge that traverses the property producing unique topography changes throughout. The location of the ranch places it conveniently at the end of a county road, 1.5 miles south of the Deep Fork WMA, and only 15 miles from the town of Okemah! Current habitat compositions of the ranch are a balanced blend of old fields, early succession, and mature hardwoods. This diversity in habitat ensures the necessary fawning cover as well as ample forb and mast production that are essential in sustaining a healthy resident whitetail population.

## Property Highlights

**Price Per Acre:** 2,249.00

**Acreage:** 160

**Closest Town:** Okemah

**Access:** County Road

**Taxes:** \$92.00

**Topography:** Rolling with ridge tops and creek drains

**Improvements:** 30X50X12 Shop with well and electric

**Forage:** Winged Elm, Osage Orange, and Hardwood Mast

**Water:** 2 ponds and one wet weather creek

**Wildlife:** Whitetail, Turkey, and typical small game

**Utilites:** Well and Electric

**Development Potential** No

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**Jay Cassels**

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EXP Realty

**214-794-7716**