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World Class Ranches Team Brokered by EXP Realty

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

STRINGTOWN HUNTING RETREAT 330-SKB

\$670,000.00



START THE HUNT! This 330 acres is about 75% wooded with a mixture of Oak, Hickory, other hard woods and Pine. The cabin has one large bedroom with large closet, and a huge bathroom. The remainder of the cabin is a large L-shaped living/kitchen/dining area that features a very nice wood burning stove, and portable heat and air unit. The kitchen features an impressive commercial grade propane cookstove, refrigerator, and steel sink unit. The furniture and appliances are included with the real estate. The covered patio runs the full length of the cabin. For relaxation after the hunt a huge pavilion with fire pit awaits. Have friends join you and park their camper or motor home under the RV shed and connect to water. And because you can never have too much storage, there is also a large container for your toys. The land has county road frontage, rural water, electricity and a septic system in place. Atoka County is known for its big buck production, and dense Whitetail population. Call Sandy Brock Bahe with questions or to view at: 918-470-4710 or Toll Free at 866-WCR-LAND. Some of the many recreational opportunities in the area include McGee Creek Lake, Atoka Lake, 89,000 acre Lake Texoma, and many events, festivals, rodeos, and other venues. The enormous Choctaw Casino and Resort is located at Durant, OK about 45 minutes from the proeprty. Call Sandy Brock Bahe with questions or to view at: 918-470-4710 or Toll Free at 866-WCR-LAND.

Property Highlights

Price Per Acre: 2,000.00

Acreeage: 330 Acres

Location: 2.5 hrs-Dallas; 2.5 hrs. OKC, OK

Closest Town: Stringtown

Access: County road Frontage

Taxes: \$212.45/year

Topography: Very gently rolling

Improvements: Cabin, pavilion, RV shed, storage, fencing

Bedrooms: 1

Baths: 1

Forage: Bermuda, clover and native grasses

Water: Seasonal stream and shared pond

Wildlife: Whitetail deer, turkey, dove, squirrels, etc.

Utilites: Electricity, septic, and rural water

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