



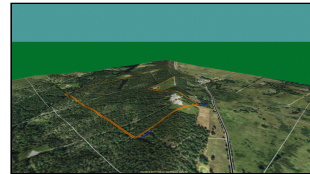
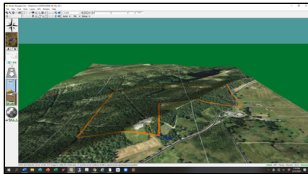
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320 E. Carl Albert Parkway, B1 | McAlester, OK 74501

Garden Creek Hunting Retreat 140-rb

\$189,000.00



This area of Pittsburg County is known for trophy Bucks and wild turkeys. This property is a hunting parcel with frontage on Highway 63 with a high ridge that hides the rest of the property from road hunters and holds deer with 1-4 acre pond and 2 one acre ponds. Property slopes down to the Garden Creek. Second place Pittsburg County's total of 3,765. Pittsburg County has been second or third in the deer harvest totals for the past four years. 3D aerials and topos available Pipeline clearings make for natural shooting lanes. Electricity is only about 800' and Rural water is available. Only 35 minutes to a Walmart and hospitals with paved roads.

Property Highlights

Price Per Acre: 1350

Acreage: 140

Location: 35 miles South of McAlester, OK

Closest Town: Blanco

Access: State Highway

Taxes: \$approximately \$300 - 2019

Topography: Rolling elevations

Improvements: 4 acre & 1 acre ponds, full time Garden Creek

Forage: Hardwoods, soft woods, deer grasses

Water: 4 acre pond and 2 - 1 acre ponds, live creek

Wildlife: Deer, turkey, dove, squirrels, rabbits

Utilities: Electric and rural water available

Development Potential Yes for residential and recreational purposes

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