



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

Los Setenta Ranch-jmc

\$169,900.00



Los Setenta Ranch is perfectly positioned on a dead end county road which keeps traffic to a minimum and utilities within reach! An established road system provides access throughout the property allowing for various approaches to different prospective stand locations. Road maintenance is easily obtained with the Mitsubishi M2201D tractor and cutter that conveys with the sale! Terrain features are gently rolling mixed hardwoods with pine regeneration. The combination of the two allows for extensive bedding areas and adequate mast production during the winter months. An extensive creek bottom, Clear Creek, runs through the property from north to south providing not only excellent hunting, but fishing opportunities as well! The presence of a power line ROW and Rail Road track not only provide expanded access, but also food plot locations and fishing opportunities from the trestle that crosses Clear Creek! Not only is Los Setenta an exceptional recreational ranch, but it can also double as an investment tract. With a large regional paper mill down the road in Valliant Oklahoma, the opportunity for a lucrative timber harvest in the future is definitely an option the future owner might want to exercise! If you are in the market for an affordable recreational and investment tract then no need to look any further! Give me a call to schedule your personalized showing!

Property Highlights

Price Per Acre: 2,427.00

Acreage: 70

Location: Swink

Closest Town: 153 miles
from downtown Dallas

Access: County Road

Taxes: \$50.00

Topography: Gently Rolling

Forage: Winged Elm,
Persimmons, and Hardwood
Mast

Water: Access to rural water

Wildlife: Whitetail Deer,
Turkey, and Hogs

Utilities: Access to electricity
at the gate

Development Potential No

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