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World Class Ranches Team Brokered by EXP Realty

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

Higgins Retreat 60-SKB

\$120,000.00



60 beautiful wooded acres with Highway frontage and county road access. The terrain is gently wooded, forested land with primarily hardwood trees like Oak, and Hickory. Located in an area known for big Whitetail, the property has other wooded lands on all sides. Electricity is about 400 feet off the SW corner of the property. Rural water is not available, so residents in the area utilize water wells. Even with the highway frontage there is plenty of room to allow for privacy. Call Sandy Brock Bahe at 918-4270-4710 or toll free at 844-WCR-LAND.

Property Highlights

Price Per Acre: 2,000.00

Acreage: 60 Acres

Location: 2 hrs. to Tulsa, OK;
3.5 hrs. to Dallas, TX

Closest Town: Hartshorne

Access: State Highway and
County Road

Taxes: \$34.45/Year

Topography: Gently rolling
wooded terrain.

Forage: Native grasses under
the trees

Water: Seasonal stream

Wildlife: Whitetail deer,
turkey, squirrels, etc.

Development Potential The
property could be subdivided
with access

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Sandy Brock Bahe

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918-470-4710