



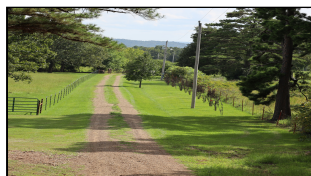
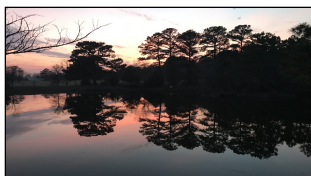
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320 E. Carl Albert Parkway, B1 | McAlester, OK 74501

Sardis Mountain Retreat 450-RDB

\$989,000.00



This is a one-of-a-kind property for that person who wants to be surrounded by pristine nature in all its glory. Beautiful scenery with mountainous trails, great views of the Sardis Lake area, private fishing ponds, and pastures for livestock enthusiasts. This is a Hunter's paradise with whitetail deer, turkey, bobcat, coyote, bear, hundreds of birds, and small animal species. Modern living with electricity and rural water. Great Shop with overhead doors, wood working area and man cave for guests. Sardis Lake has 117 miles of scenic Southeastern Oklahoma shoreline. Sardis Lake is located five miles north of Clayton along Oklahoma Highway 2. The lake covers 14,360 acres and offers many opportunities for a variety of outdoor recreation including skiing and boating. Although Sardis Lake is known for producing several of Oklahoma's largest bass, the stocked lake also provides fishermen excellent opportunities to catch Channel and Blue catfish, Threadfin Shad and Bluegill. An area well suited for a retirement or recreational get away! Near AR, LA and TX.

Property Highlights

Price Per Acre: 2198.00

Acreage: 450 Acres

Closest Town: Clayton, OK

Access: Paved county road and gravel driveway

Taxes: \$1,400.00/year 2019

Topography: Hilly, mountainous, some flat pasture

Improvements: Home, barns, shop, ponds, fencing

Home Sqft: 1468

Bedrooms: 3

Baths: 2

Forage: Bermuda and native grasses

Capacity: Currently 6-8 head. Could run more.

Water: Stocked ponds and streams

Wildlife: Whitetail deer, turkey, bobcat, bear

Utilites: Rural water, electric, septic system

Development Potential
Several cabin subdivisions near property

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