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# World Class Ranches Team Brokered by EXP Realty

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

**Utilities:** Rural water, electric, septic system

**Development Potential**  
Several cabin subdivisions near property

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