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World Class Ranches Team Brokered by EXP Realty

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

Yourman Wildlife Road 30

\$90,000.00



The Yourman WMA covers 2,860 acres of central Latimer County in the southeastern part of Oklahoma. Located approximately eight miles south of Wilburton on Hwy. 2 along South Gaines Creek, the area is comprised of a mixture of oak/pine forest with steep slopes, shallow soils and rocky terrain. Some of the native tree species you will encounter are shortleaf pine, post oak, red oak, black oak, water oak, sycamore, hackberry, hickory, elm, blackgum, sweetgum, rusty blackhaw, flowering dogwood, and hawthorne. You will also encounter high bush huckleberry, low bush huckleberry, different varieties of sumac, coralberry, poison ivy, green brier, blackberry and many others. The average annual precipitation for the area is about 52 inches. Deer: White-tailed deer are present in good numbers but are highly sought after. Quail: Bobwhite quail are present in low numbers. Turkey: Eastern wild turkeys are present in good numbers but are heavily sought after. Rabbit: Cottontails and Swamp Rabbits are present but not usually in large numbers. Furbearers: Coyote, bobcat, opossum, skunk, beaver and raccoon are available. Dove: Occur in low numbers for short periods of time during their annual migration. Waterfowl: A few wood ducks and mallards may be found on the ponds and on South Gaines Creek. Woodcock: Occur in relatively low n

Property Highlights

Price Per Acre: 3000

Acreage: 30

Location: Adjoins Yourman Wildlife Management area

Closest Town: Wilburton

Access: County road

Taxes: \$120 -2019

Topography: rolling elevations

Improvements: 2 acre pond, old hunting cabin

Forage: Hardwoods, soft woods, deer grasses, fescue

Water: Rural Water hydrant on neighbor

Wildlife: Deer, turkey, dove, squirrels, rabbits

Utilites: Electric available

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