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# World Class Ranches Team Brokered by EXP Realty

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

**Long Creek Retreat 160-SKB**

**\$574,900.00**



This exceptional property with unparalleled water features offers so much! For those of you looking for a beautiful place to live or as a second home, this is a place to go and reconnect with loved ones and nature. Rejuvenate as you meander along the creek, maybe stop to watch the wildlife, sit and read, or have a long-awaited conversation with someone special. Long Creek is an all-weather creek that spans about one-half mile through the property and is beautiful to behold. The lake is large enough to ride wave runners, kayak, canoe and swim. Stocked with Catfish, Bass, Crappie, Perch and Blue Grinnel, the lake is ready to fish. With about 80-90 acres of open pasture, and the balance of the land is in forest. You also have opportunities for 4-wheeling, mudding, horseback riding, hiking, hunting, raising your own livestock, growing a garden, flower beds, or hay. There are already 4 peach, 4 pear, and 2 apple trees. Hardwoods and Persimmon trees provide attractive forage for deer. Turkey, Dove, and Squirrel are also found on the property, as are Ducks and Geese. In addition to the lake and creek there are three ponds that provide water to livestock. The property is fenced with some cross fencing. The water supply to the house is well water, but there is a rural water line along the paved county road that runs along the east side of the property near the house/shop. The living quarters in the shop is 20X60 consisting of a Living room, Bedroom, Kitchen and a large

## Property Highlights

**Acreage:** 160 acres

**Location:** 2.5hrs to Tulsa,OK;  
1hr 5min to Fort Smith,AR

**Closest Town:** LeFlore

**Access:** Paved County Road

**Taxes:** \$970.07/annually

**Topography:** Flat pasture,  
rolling forest

**Improvements:**  
BArndominium, lake, ponds,  
fencing

**Home Sqft:** 1200

**Bedrooms:** 1

**Baths:** 1

**Forage:** Improved Bermuda,  
and native grasses

**Capacity:** 25-35 pair

**Water:** Well water; Rural  
water at the road frontage

**Wildlife:** Deer, turkeys, ducks  
and geese, Dove, Bear

**Utilites:** Propane Tank  
Owned

**Development Potential**  
Could be developed for many  
recreational uses

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**Sandy Brock Bahe**

World Class Ranches Team Brokered by  
EXP Realty

**918-470-4710**