



WorldClassRanches.com  
Your Brand for Ranch & Trophy Properties

# Accredited Land Brokers Team Brokered by EXP Realty

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

**Turkey Creek Ranch 200 -ka**

**\$700,000.00**



You'll want to call Turkey Creek Ranch your new home! Imagine waking up to awe-inspiring sunrises and drifting off to sleep with the tranquil sounds of nature. Cozy and comfortable 3 bedroom, 1 bath farmhouse. There is a large yard with several nice shade trees with plenty of room to run and play. One highlight of the ranch is the LIVE creek that runs through the property. The owner has never seen it dry. The property has 2 ponds. Atoka county is known for massive record-breaking whitetail deer, if you hunt you won't be disappointed in the large deer population in the area. The terrain of the ranch is unexpected amazing. The rolling hills and elevation change make the ranch seem larger than it is and has spectacular panoramic views. Good soil makes this a very productive place. Runs 60 cow/calf pairs. There is a possible 160-acre grazing lease adjoining property, with the additional acreage you could run 80 cow/calf pairs. There is a small corral and loadout that will get the job done. Turkey Creek Ranch is situated in the friendly community of Bentley, just 15 minutes from Atoka, Oklahoma. Atoka is large enough to have all of the essential business

## Property Highlights

**Price Per Acre:** 3,500

**Acreage:** 200

**Location:** 6516 E. Turkey Creek Road, Atoka, OK 74525

**Closest Town:** Atoka, OK.

**Access:** County Road

**Taxes:** \$545

**Topography:** Elevation changes, flat, rolling, hills

**Improvements:** House, fencing, pond, live creek, corral

**Home Sqft:** 1500

**Bedrooms:** 3

**Baths:** 1

**Forage:** Bermuda, Rye, Bahia & Native

**Capacity:** 60 cow/calf pairs

**Water:** LIVE CREEK, 2 ponds

**Wildlife:** Massive Whitetail deer, turkey, dove & more

**Utilities:** Rural water, well, Electricity

The information above is from sources deemed reliable, but no warranty or representation is as to its accuracy by the Seller and WCR Land Brokers Marketing Network, LLC (WCR LBMN) and affiliated Brokers. Seller and WCR LBMN expressly disclaim any liability for errors, omissions or changes regarding any information provided for this property. Grass production and carrying capacity vary according to management practices. Water availability will vary by climatic conditions. Surface and Ground water usage may need State Permits. All maps are for illustration only. All offerings, pricing, and information are subject to change at anytime. Copyright 2005-2022 All Rights Reserved

**Kelly Albrecht**

Accredited Land Brokers Team Brokered  
by EXP Realty

**580-380-2066**