



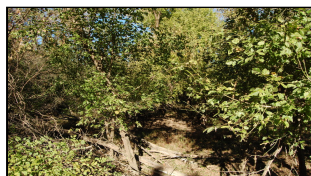
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Your Brand for Ranch & Trophy Properties

## World Class Ranches Team Brokered by EXP Realty

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

**Caney Creek Hunting 80 -ka**

**\$430,000.00**



Act fast and you'll be hunting this property before the season is over! 80 acres of prime hunting. This property hasn't been hunted in years. The whitetail deer are enormous in the area. If you like to duck hunt you will love this property. There is a lake that attracts beautiful birds. The lake attracts ducks and other beautiful birds. This place has plenty of water. Clear Boggy Creek and Caney creek both weave through the land. It's rare to find a large body of water on affordable acreage. The owner will convey 50% of their owned mineral rights to the new owner. This gem won't last long, CALL NOW!

### Property Highlights

**Acreage:** 80

**Location:** S. Matoy Road,  
Atoka, OK

**Closest Town:** Atoka, OK

**Access:** county Road

**Taxes:** \$63

**Topography:** flat

**Wildlife:** Whitetail, ducks,  
turkey, bald eagles, fish

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**Sandy Brock Bahe**

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