



REALTREE®
UNITED COUNTRY
HUNTING PROPERTIES



547+/- Acre Premier Oklahoma Hunting & Cattle Ranch

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**AltaTerra Realty
and Auction LLC**





Property Location

Large Recreational Whitetail Deer Ranch for sale in SE OK. Arguably one of the most opportunity rich properties on the market today is this 547 mol acres. Whether you're searching for a hunting property, cattle ranch or investment opportunity this one is a clean slate. This property is located approximately 20 miles west of McAlester right on the edge of the big whitetail counties of Pittsburgh and Hughes County. Approximately 40% of the tract is open with the remainder being in Timber, wooded draws, creeks and thickets.

For The Hunter



The quality of whitetail deer that came out of these counties is absolutely phenomenal. The property has approximately 250 yards of Highway frontage making a picturesque entry to your whitetail mecca. Surrounded by 30,000+ acres of private land the whitetail deer herd here is plentiful and the bucks are BIG. The Whitetail Mecca has been managed for several years with only 4 and 5 year olds been taken off the property. The trail camera photos will show a number of 3 year olds that are going to be trophies in the coming years. The man that has hunted this tract has killed several 160"-170" deer hunting the topography alone. The soils and the fingers of Timber protruding into the pasture make for an amazing opportunity for someone that wants to plant food plots or agriculture. If you look closely at the aerial footage you'll see black berry and young post oak thickets that provide great bedding area for the deer here. There are several spring fed creeks and draws with elevation changes that wander through the property, further providing the avid hunter with opportunities to hunt big deer. If it is hunting land you seek this one is the one to come and see!

For The Hunter Continued



For The Rancher



This ranch is currently leased and running approximately 80 momma cows. The predominant grass here is Bermuda with some scattered fescue, bahia and voluntary rye. There are several large stands of blackberry thickets and young post oak regeneration that if cleaned up would provide 80-120 acres of additional pasture for your cattle. There are 3 Large ponds on the property with several wet weather and spring fed creeks giving you the opportunity to dig some more ponds. Attached are pictures of the thick Bermuda grass even in the middle of winter. This area of Oklahoma averages 44" of rainfall a year and makes for a great place to start or grow your cattle operation.

For The Investor



Cleaning up this property of the post oak regeneration and black berry thickets alone would make this property a beautiful building site for someone's dream home. The road that wanders up the ridge providing access to the Northern portion of the property is best suited for ATV/UTV's, Tractors and Equipment. Adding a road system and run off prevention would make this property easily accessed by anyone looking for a combination property that also wanted to build a home. These small improvements would provide a quick ROI for anyone wanting to take advantage of these historic interest rates.

With this tract the options are endless and an awesome buy for anyone looking for recreational opportunities, raising cattle or as an investment. Call the Listing Agent with any questions regarding these options and the potential for this unique property or to schedule a showing.



Appendix

Contact Information

AltaTerra Realty & Auction | On-site

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United Country
Real Estate

**AltaTerra Realty
and Auction LLC**

Oklahoma Cattle & Hunting Ranch

547+/- Acres

Price: \$957,250

Address: TBD W HWY 270
Stuart, Oklahoma 74570

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