



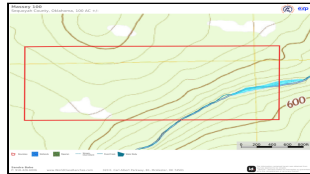
WorldClassRanches.com  
Your Brand for Ranch & Trophy Properties

# World Class Ranches Team Brokered by EXP Realty

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

**Deep Branch Creek 100 acres**

**\$199,900.00**



This 100-acres of rolling forests has been untouched for decades. A power line right of way provides an excellent shooting lane for long range rifle hunting. The understory is mostly open and conducive to bow hunting. This is a bird watching paradise with sightings of a large variety of birds including Bald Eagles. Beautiful moss rock, in a range of sizes, are located on different areas of the ranch. The moss rock and flag stone could be a potential revenue source. Mature hardwoods, including Oak and Hickory, provide a nice canopy and cover for the wildlife and an abundant acorn crop, and grasses for forage. Deep Branch Creek runs for about One and a half miles and Brushy Creek runs over 1000 feet through the property. Three Corp overflow half-dams create sizable pools for abundant water supply for wildlife and fishing fun. The head waters of the deep Branch creek are from over 6 miles of tributaries and several miles of Bushy Creek water basin and its tributaries and underground springs. The rolling terrain is reminiscent of the foothills of the Ozarks. Once you see it you can not un-see it!! Call Sandy Brock Bahe at 918-470-4710 or Toll Free at 844-WCR-LAND with questions or to view.

## Property Highlights

**Price Per Acre:** 1,999.00

**Acreage:** 100 Acres

**Closest Town:** Gore

**Access:** Across neighboring property

**Taxes:** \$119.26/year

**Topography:** Rolling forests

**Forage:** Native grasses and acorns for the wildlife

**Water:** Deep Branch Creek

**Wildlife:** Whitetail deer, turkey, squirrels, dove, other

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**Sandy Brock Bahe**

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**918-470-4710**