



EAGLE REALTY

5820 S. Cabin Road
Milburn, OK 73450
580-371-9000 Office
580-513-3546 Cell

9,900 Acres
Atoka County, Oklahoma
\$22,275,000



Natural Springs Ranch -- Unique investment opportunity to own nearly 10,000 acres in Southeastern Oklahoma! Income producing cattle lease, hunting lease and landscape rock yard on this beautiful, scenic ranch. Secluded, breath-taking views with mature pines and hardwoods. Appx 70% open/30% wooded, currently running appx 2,500 to 3,000 yearlings on grass.

Native grasses, mild winters, natural springs and great annual rainfall make this a must see ranch! Lots of fresh water with numerous natural springs that feed into year round creeks: August Creek and Wilson Creek, both creeks feed into Muddy Boggy River. The property has over 2 miles of Muddy Boggy River frontage plus over 30 stock ponds! Paved road around the property on three sides.

Abundant wildlife -- trophy whitetail deer, wild hogs, turkey, a hunter's dream! Plus, excellent fishing in the creeks and river. The Ranch borders McGee Creek State Park and Wildlife Refuge for 5 miles with views of McGee Creek Lake. Or, build your own private, spring fed lake and develop the property!

Contact Lane Jackson at 580-513-3546 to discuss this unique investment opportunity or schedule a tour - plan on spending some time to see this property - it is a lot of land to cover!

Listing Agent: Lane Jackson
lanejackson@eaglerealtyok.com
580-513-3546

