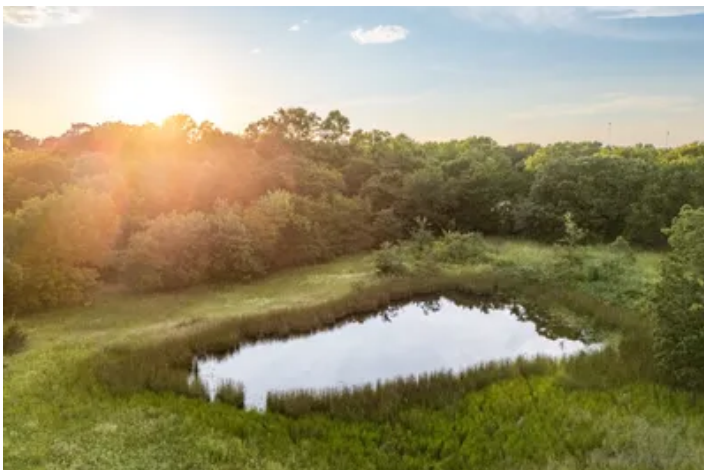


McAlester Whitetail Haven
W State Hwy 31
Mcalester, OK 74501

\$457,500
60± Acres
Pittsburg County



McAlester Whitetail Haven
McAlester, OK / Pittsburg County

SUMMARY

Address

W State Hwy 31

City, State Zip

McAlester, OK 74501

County

Pittsburg County

Type

Farms, Hunting Land, Recreational Land

Latitude / Longitude

34.88551 / -95.935989

Acreage

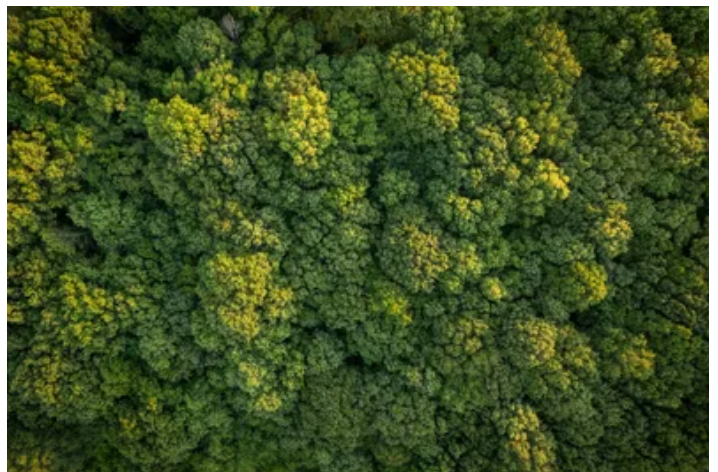
60

Price

\$457,500

Property Website

<https://arrowheadlandcompany.com/property/mcalester-whitetail-haven-pittsburg-oklahoma/83921/>

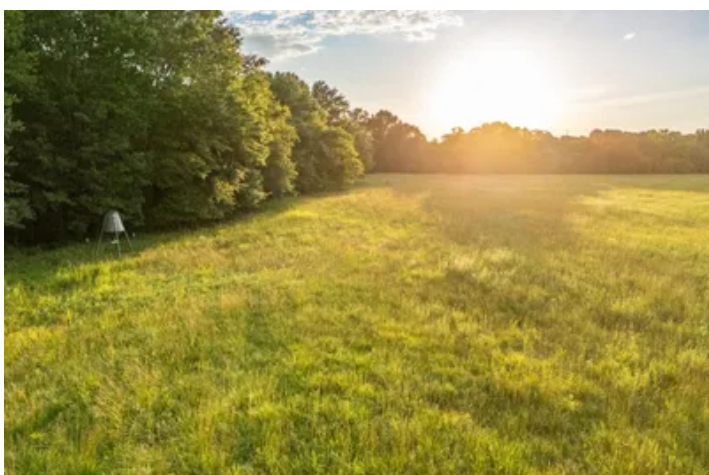
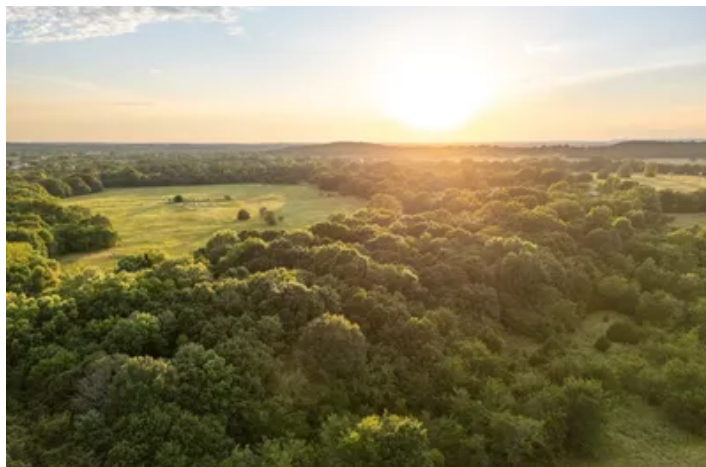


McAlester Whitetail Haven
McAlester, OK / Pittsburg County

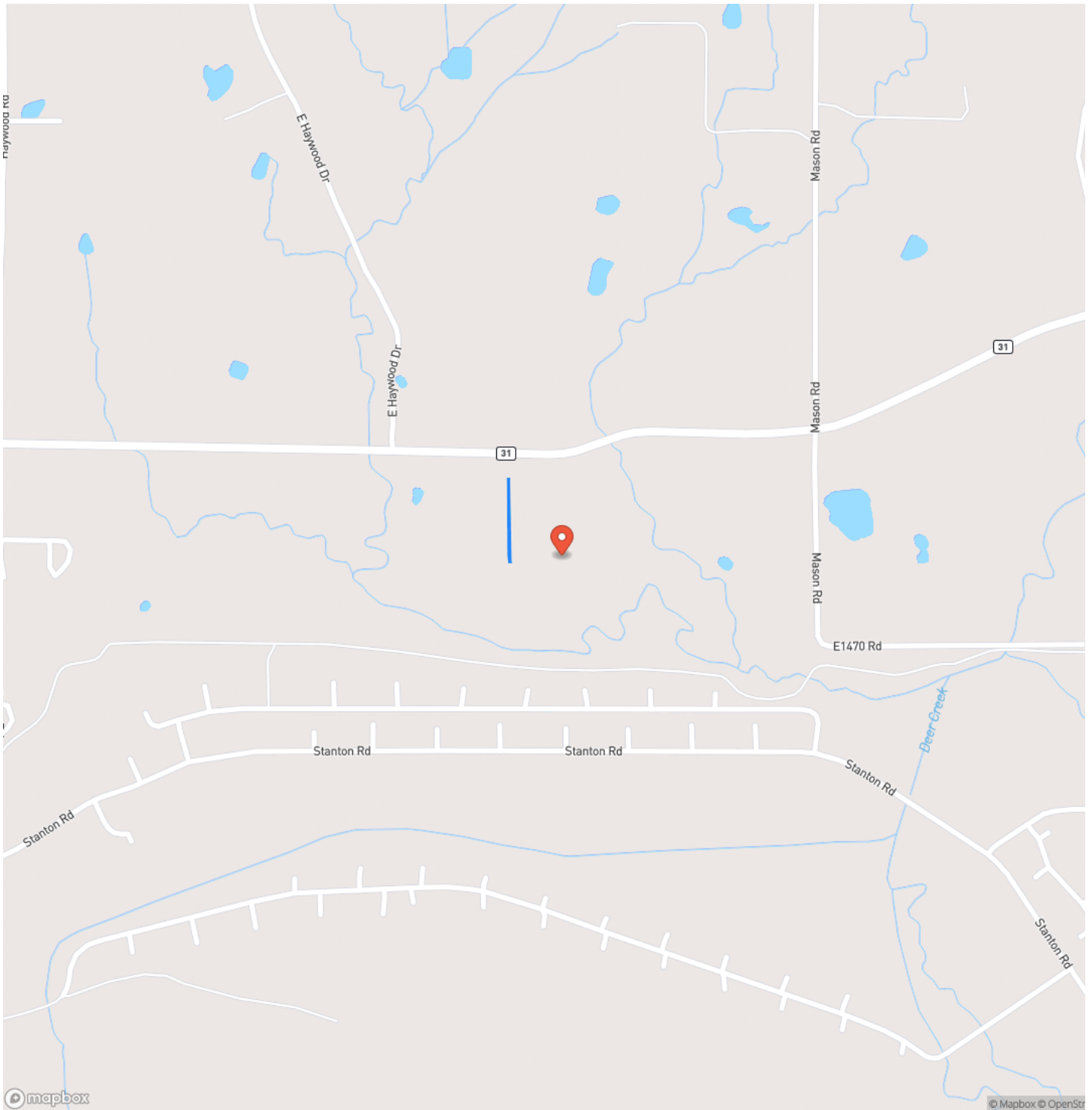
PROPERTY DESCRIPTION

PRICE REDUCED!!! Welcome to the McAlester Whitetail Haven—60 +/- acres of prime hunting land in Pittsburg County, Oklahoma! This is a rare opportunity to own a phenomenal small hunting property in one of the best areas in the state. There's a strong history of big bucks being harvested on the property. Bordered on two sides by the 45,000 +/- acre McAlester Army Ammunition Plant (McAAP)—a massive wildlife sanctuary known for producing trophy whitetails year after year—this property offers exceptional hunting potential. A small pond provides a reliable water source for all kinds of wildlife. The center of the property features mostly native grasses, with quality timber along the south and east sides, offering excellent cover. The railroad along the northern boundary adds both seclusion and privacy, shielding the property from the road and giving it a truly remote feel. Conveniently located just +/- 15 minutes from McAlester, about 1 hour from Atoka and Ada, and approximately 1.5 hours from Tulsa, city access is close by. Take advantage of this amazing opportunity in the heart of big buck country in Pittsburg County, Oklahoma! All showings are by appointment only. If you would like more information or want to schedule a private viewing, please contact Ty Hunter at [\(918\) 329-0843](tel:9183290843).

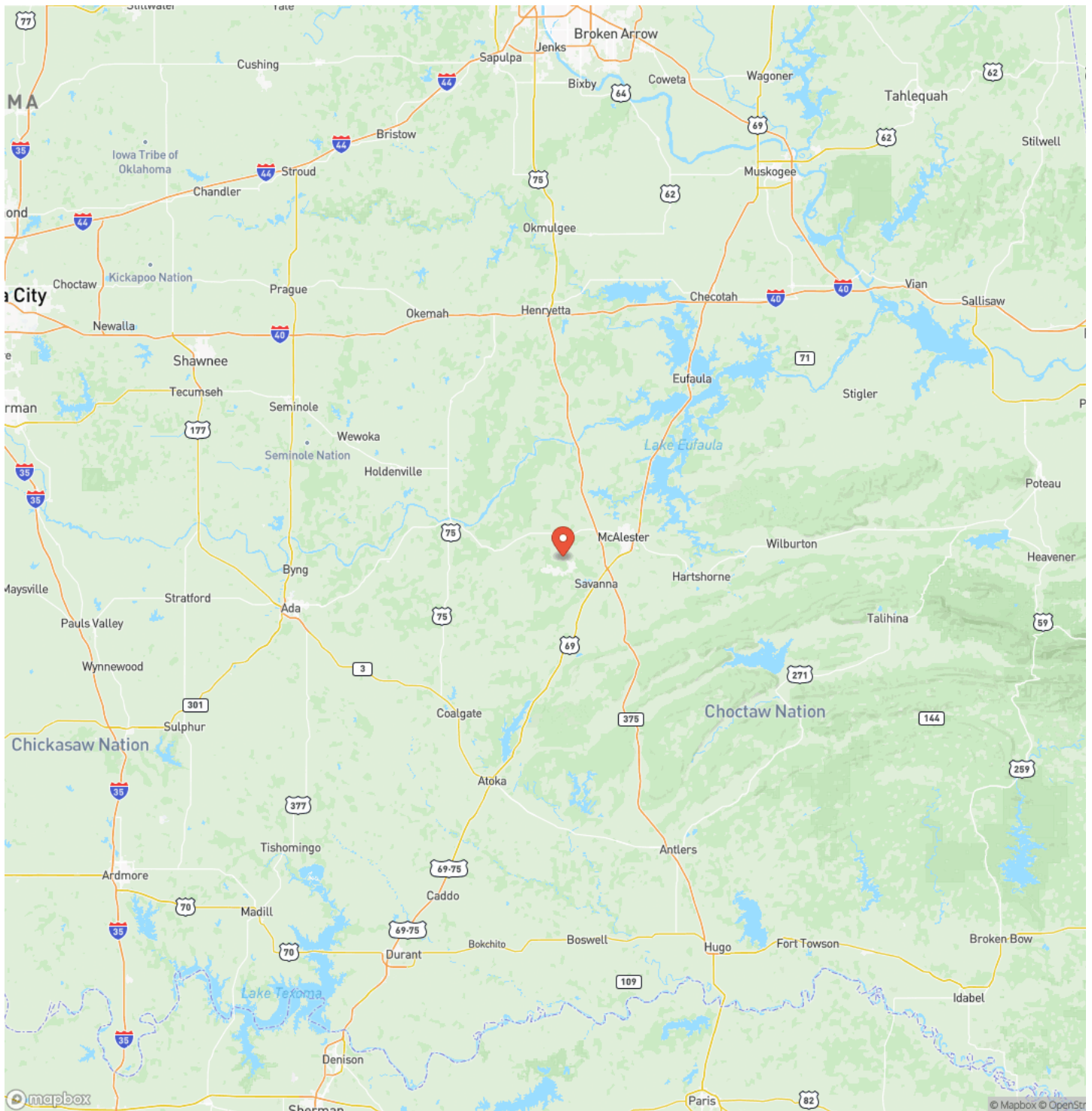
McAlester Whitetail Haven
McAlester, OK / Pittsburg County



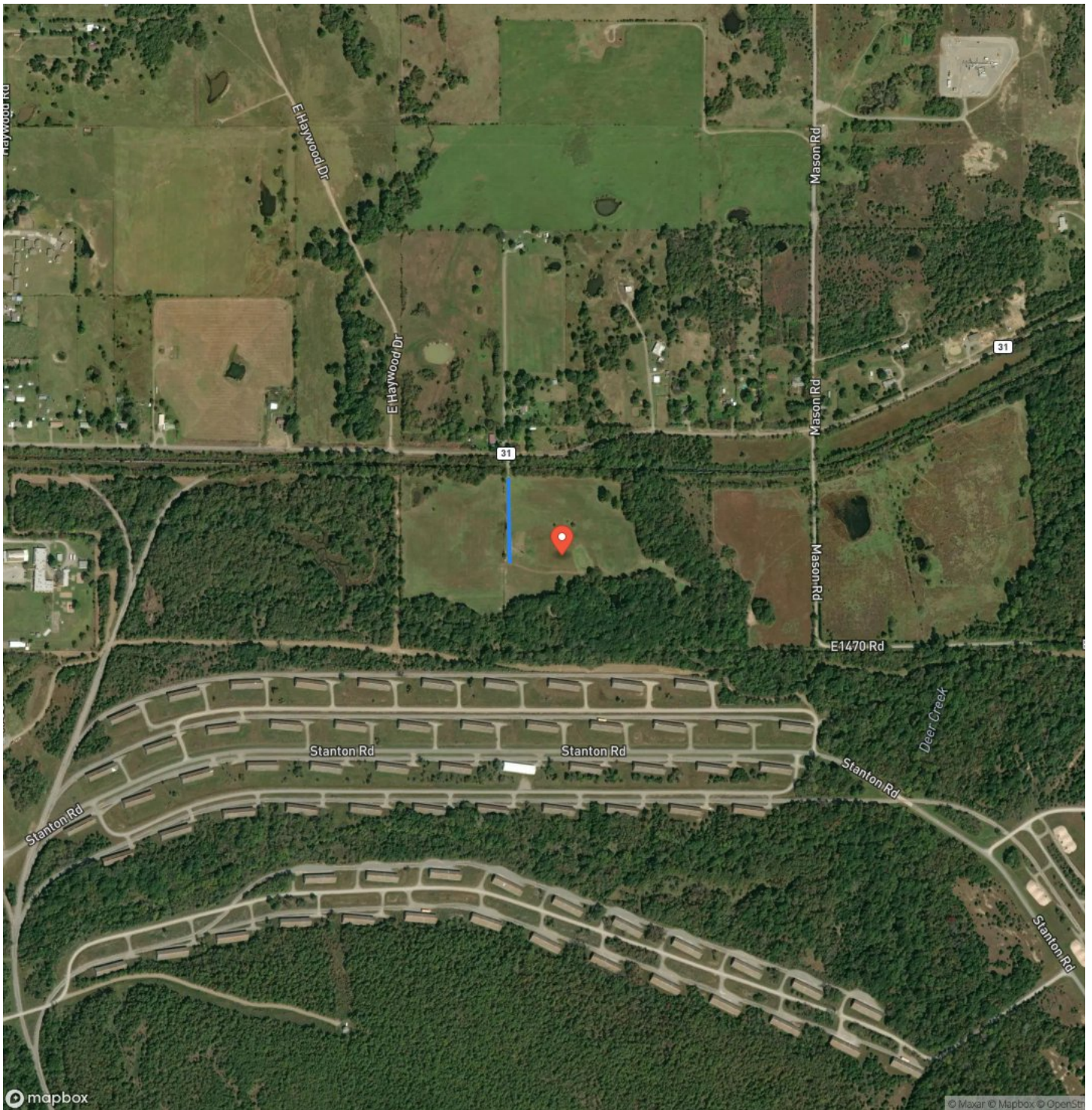
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Ty Hunter

Mobile

(918) 329-0843

Email

ty.hunter@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

[illegible]

[illegible]

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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