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**Hog Eye Creek Ranch, Pittsburg County, Oklahoma, 1,340.3 Acres**

**\$4,395,000**

- Big Game, Fishing, Off-Road, Stream/River

**HOG EYE CREEK RANCH**

The anticipation of fall stirs every sportsman's soul. All through the summer months, we dream about brilliant fall colors, the chill in the morning air, the rustling of leaves as a whitetail buck approaches. If this stirs your soul, let me introduce you to one of Oklahoma's premier hunting properties.

Hog Eye Creek Ranch is located in the rugged Jack Fork Mountains of Southeast Oklahoma, this spectacular 1,340 acre ranch situated in Pittsburg County which consistently ranks #2 in the state for total deer harvest. Pittsburg county also has several Boone & Crockett entries in the Typical and Non-Typical categories.

This ranch has tremendous topography and stunning forests consisting of pine, oak and hickory mix and an abundance of water with with approx. 1 mile of Hog Eye creek which is a major drainage and several other wet weather creeks and ponds.

Description: 1,340 acre acres located in Pittsburg County, Oklahoma. Ranch is located approx. 16 miles Southeast of

McAlester, Ok. in the Jack Fork Mountains. This area is generally considered some of the best Whitetail habitat in the county. This ranch has over 10 miles of improved trails.

Cabin: A very comfortable 1,899 sq. ft. mountain cabin, newly remodeled with new roof, windows and siding. This cabin is ideally situated on the southern portion of the ranch, with the bulk of the ranch lying to its north. There is also a separate 2 car garage and storage shed that sits next to the house. House has new septic, new water well and a back up water system from a spring and a water treatment system.

Improvements: New 60' X 40' three bay pole barn with walk in cooler for hanging game. A 10 ton split overhead feed bin and gun range sit in close proximity to this barn.

Terrain: Magnificent mountain land , sitting in the Jack Fork Mountains. Elevation ranges from 1,360 ft on the highest mountain to around 860 ft in the bottoms of Hog Eye Creek. The many mountain tops create stunning views and panorama's of the surrounding landscape. The terrain also offers many draws, creek bottoms, canyons and mountain tops that create the perfect landscape for any outdoor activity.

Water: Approx. 1 mile of Hog Eye creek, several ponds and several other wet weather creeks and several springs.

Game: Whitetail Deer, Wild Hog, Eastern Wild Turkey and Black Bear. This ranch is located in Pittsburg County which is open to Oklahoma's annual Black Bear season. Ranch also has other small game species such as Rabbit, Squirrel and non-game animals such as Coyote and Bobcat. This property has been managed to provide trophy deer hunting and is been on an extensive deer feeding program for many years.

Personal Property: The following equipment and all household contents can be added to the sale for an additional \$289,000.

\* 2018 ASV RT-120 Forestry Skid Steer w/mulcher and the following implements. 84" Bucket, 84" Grapple Rake, and Pallet Forks.

\* 2018 John Deere 5045E, 4WD, w/Box Blade and 72" Bush Hog.

\* 2018 Honda Rancher 420cc ATV

\* 2020 Can-Am Defender XMR HD10 8YLA

\* 2022 Can-Am Defender Max XMR HD10 8PNA

\* 2020 Texas Pride 20' X 7', 20K# Equipment Hauler

\* 2019 Lark 12', 7K# Enclosed Cargo Trailer

\* 2018 Alumacraft 10' Jon Boat

\* 2021 John Deere X354 42" Lawn Mower

\* All Feeders, Box Blinds, Stands, Trail Camera's and Kill Lights.

### Main Info

- Street Address : 5164 Burris Valley Road, Pittsburg, Ok.
- Lot Size Acres : 1,340.3 Acres
- Postal / Zip Code : 74560
- Dwelling : Yes
- State / Province : Oklahoma
- County : Pittsburg
- Closest City : Pittsburg

### Taxes

Tax Year : 2023

Estimated Taxes per year are \$2,370.00

### Broker Info

Tim Diehl

**Tim Diehl**

**Southeastern Oklahoma Realty**

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### **Co-listing with: Southeastern Oklahoma Realty**

Tim Diehl is the broker/owner of Southeastern Oklahoma Realty LLC, located in McAlester, Oklahoma. Tim has over 20 years experience in the real estate industry including sales, development, and rental properties. Tim has specialized in selling hunting, recreation, and ranching land, which has allowed him the opportunity to help many outdoorsmen and ranchers find their perfect properties. Raised in Oklahoma, Tim has firsthand knowledge of the land and knows the spirit that landowners in Oklahoma possess. His passion for the outdoors makes him the perfect person to help you with your purchases of hunting land, cattle land, and 1031 exchanges. Being an avid hunter and sportsman himself gives Tim added insight to help you find your perfect property. Whether you are looking to buy or sell you Oklahoma land, let Southeastern Oklahoma Realty LLC put our experience to work for you!

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