

## Sports Afield Trophy Property

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### **Wildcat Hollow Ranch, Atoka County, Oklahoma, 790.00 Acres**

**\$1,935,500**

**Location:** Stringtown, OK

**Distance to:**

**Dallas:** 130 miles, 2 hours

**Tulsa:** 124 miles, 2 hours

**Oklahoma City:** 135 miles, 2 hours

**Size:** 790 +/- Acres

**Utilities:** Rural water along county road on the eastern boundary. Electricity can be found on the neighboring property to the south or just across the county road.

**Description:** A 790-acre hunting/recreational tract with varying topography, diverse vegetation, and area for development. The property has multiple ponds, a live creek, and numerous trails that are being utilized or previously used ones that can be opened up with ease.

**Terrain and Landscape:** Camel Creek stretches through the west side of the property and gains more water from the east by a seasonal creek draining Wildcat Hollow to the east. Those hills meet with a large stepping hill where Windy Prairie sits and at the foot of that hill, the creeks gather and move south. Hardwoods and some pines line the sides of the creek and briars grow in between offering browse and cover for wildlife.

The timber was cut to maximize hunting potential and usher in hardwood growth. A managed harvest was utilized to clear pine while also clearing canopy for native vegetation, now young hardwoods have succeeded in place of young pines due to some supplemental burning. Most of the ranch is smaller oaks and persimmons with scattered pine and cedars.

**Wildlife:** This ranch offers some of the best hunting southeastern Oklahoma can offer and is home to White-Tailed Deer, American Black Bear, Eastern and Rio Grande Turkey hybrids, quail etc... The property is currently under its 3rd year of the Oklahoma DMAP (Deer Management Assistance Program) but has been managed by carefully selected lessees over the past decade. There is no shortage of game on this property and there are multiple areas to establish new hunting sites or revitalize historical ones.

**Income:** This ranch offers the potential for added income in the form of harvesting surface rocks as well as the opportunity to harvest timber in the future.

**Comments:** The hunting potential paired with the ease of access make this a unique tract. You have the privacy of the hills and creek while also having access to the county road. McGee Creek State Park and WMA are just up the road from this property, and you can tell by the number of deer you see on the area roads. Do not miss a chance to own a fantastic hunting tract just a couple of hours from Dallas, OKC, or Tulsa. Contact us today.

#### Main Info

- Postal / Zip Code : 74569
- Lot Size Acres : 790.00 Acres
- State / Province : Oklahoma
- Dwelling : No
- County : Atoka
- Closest City : Stringtown

#### Broker Info

Brett Heflin

#### Brett Heflin

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Brett is an agent working for Southeastern Oklahoma Realty in McAlester, Oklahoma. Born in Texas, Brett moved to the area where he spent his time growing up hunting and fishing. Land development and habitat restoration always have been his passion and that led him to Baylor University, where he earned a Bachelor of Science degree in Environmental Science. Before moving to SE Oklahoma, Brett gained experience by working with The Nature Conservancy and a species mitigation firm. While living in Oklahoma, with his wife and children, Brett spent 7 years running a commercial hunt area. While on the ranch, Brett spent his time improving the habitat and managing a variety of different species. Since starting at Southeastern Oklahoma Realty in 2020, Brett has put his skills to work taking care of his landowners and future landowners. Whether buying or selling land in SE Oklahoma, let Brett's knowledge and desire to help others assist you in the process.

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