



**Camel Creek Ranch, Atoka County, Oklahoma, 590.00 Acres**

**\$1,445,500**

A 590-acre hunting/recreational tract that runs westward across a ridge top towards a live creek and hardwood creek bottom. A diverse tract with varying topography, vegetation, and area for development.

**Location:** Stringtown, OK

**Distance to:**

- Dallas: 130 miles, 2 hours
- Tulsa: 124 miles, 2 hours
- Oklahoma City: 135 miles, 2 hours

**Size:** 590 +/- Acres

**Description:** A 590-acre hunting/recreational tract that runs westward across a ridge top towards a live creek and hardwood creek bottom. A diverse tract with varying topography, vegetation, and area for development.

**Terrain and Landscape:** This hunting ranch offers varying terrain features and diverse vegetation for native white-tailed deer and other wildlife. Camel Creek winds across the northern boundary then turns south across a low flat area of the property where there is a possible 30-40 acre lake site. Hardwoods and some pines line the sides of the creek and briars grow in between offering browse for wildlife. In addition to the creek, there is a small pond on the eastern side of the property that sits at the edge of a long clearing.

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. West of Camel Creek there is a holler with large pines that did not get harvested.

**Wildlife:** This ranch offers some of the best hunting southeastern Oklahoma can offer and is home to White-Tailed Deer, Eastern Turkey, Rio Grande Turkey, quail etc... The property is currently under its first year of the Oklahoma DMAP 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 hunting sites.

**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 : 590.00 Acres
- State / Province : Oklahoma
- Dwelling : No
- County : Atoka
- Closest City : Stringtown

### Broker Info



#### 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's Brett's knowledge and desire to help others assist you in the process.

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