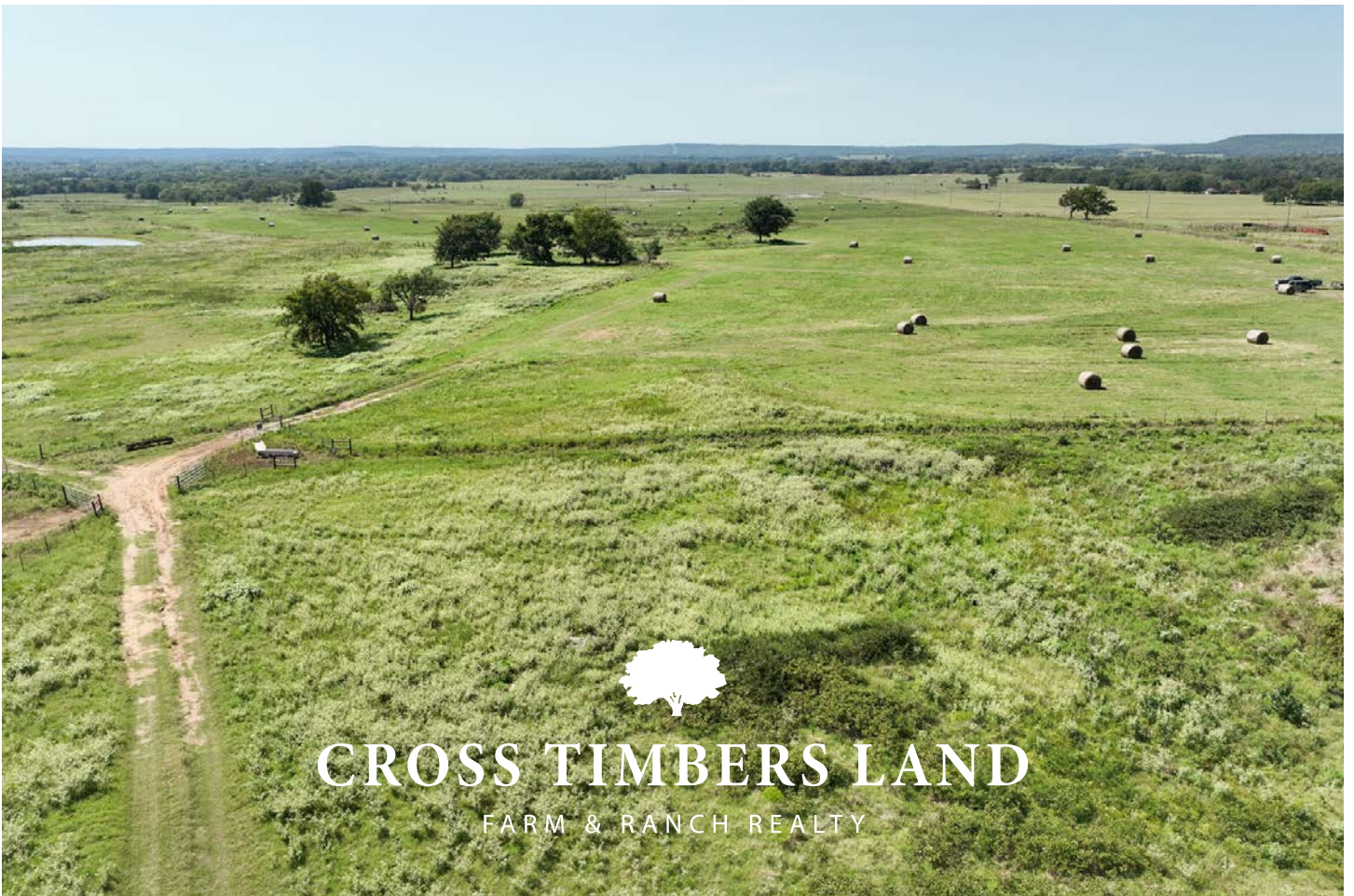


CLEAR LAKE RANCH

PITTSBURG COUNTY, OKLAHOMA

800± Acres



CROSS TIMBERS LAND

FARM & RANCH REALTY

PRODUCTIVE AND SECLUDED LAND NORTHWEST OF MCALESTER, OKLAHOMA

Clear Lake Ranch offers a rare opportunity to own 800 acres of productive and secluded land in Pittsburg County, Oklahoma. With exceptional access, diverse natural resources, and carefully managed forage, this ranch is equally suited for cattle production, haying operations, or as a hunting and recreational retreat.



MULTI-PURPOSE POTENTIAL



Whether you envision a thriving cattle operation, a hunting retreat, or a personal sanctuary, this land can accommodate a variety of uses. Fenced and cross fenced into several pastures allowing a rotational grazing system to be implemented. Bengal-clebit-clearview complex and Talihina-eram-collinsville complex soils support a well-balanced variety of native warm season forages and introduced cool season forages. The ranch's hay meadows are well-managed and produce enough hay to supplement livestock throughout the winter-feeding season.

Enjoy some of the best hunting opportunities in the area. A diversity of wildlife species thrive in the natural habitat provided by the property. A wildlife management program is currently being implemented.

ABUNDANT WATER RESOURCES INCLUDING A 13-ACRE POND

Clear Lake Ranch offers an abundance of water sources with 10 ponds throughout the property, with the largest being 13 acres. Valuable water resources benefit both grazing and recreational purposes for both fishing and add to habitat for wildlife. Annual precipitation is approximately 46" for this region.



CLEAR LAKE RANCH

Pittsburg County, Oklahoma | 800± Acres | \$2,569,600



ADDITIONAL FEATURES Situated with excellent access to major roads, this property is easily accessible yet remains a serene escape. Clear Lake Ranch is located 19 miles from McAlester, 82 miles from Tulsa, 94 miles from Oklahoma City and 158 miles from Dallas. This is a rare opportunity to own a substantial piece of land that offers both seclusion and convenience. Whether you are looking to expand your agricultural operations, create a hunting paradise, or build your dream home in nature's embrace, this property is ready to fulfill your vision. Don't miss out on making this remarkable land your own. Contact us today for more details and to schedule a private tour. Minerals: Surface only. Taxes \$512 annually.



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