World Class Ranches Team Brokered by EXP Realty

320 E. Carl Albert Parkway, B1 | McAlester, OK 74501

Atoka 60 acres — $479,700.00









60 acres of land near Atoka, Oklahoma This 60 acres is sited .44 miles from Atoka City limits and the PSO Substation. The vacant land is 85 to 90% forested. The fencing is on all sides except the south. There are a couple of seasonal streams that go through the property. The trees are primarily hardwoods, with a few Pine Trees. Access is provided by a gravel road that comes off Highway 69 and 75 about 2/3 of a mile from the land. The PSO Substation is 138 KV max volt per PSO records. Atoka Lake is approximately one mile northeast as the crow flies. Atoka Municipal Airport is about 6.66 miles, and it is the same approximate distance to the Atoka Municipal Hospital. The Industrial Park is about 1.8 miles away. Whether you are wanting to develop land or buy and hold for your own enjoyment this property is aesthetically appealing as well as being in a great location for development. Deer were seen on the property and deer and turkey tracks were prevalent. Call Sandy Brock Bahe at 918-470-4710 or Toll Free at 844-WCR-LAND with questions or to view.

Property Highlights

Acreage: 60 Acres

Location: .44 mi. outside of Atoka, OK city limits

Closest Town: Atoka

Access: Gravel road

Taxes: $$43.00/year

Topography: 90% wooded Flat to Rolling terrain

Improvements: 3/4 Fenced, Equipment shed

Forage: Native Grasses, some Bermuda

Water: Seasonal streams

Wildlife: Deer, Turkey, Dove, Squirrels, etc.

Development Potential This property could be developed

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Sandy Brock Bahe
World Class Ranches Team Brokered by EXP Realty
918-470-4710