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World Class Ranches Team Brokered by EXP Realty

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

Alderson Road 10.06 acres

\$79,900.00



This 10.06 acres is sited approximately one-half mile south of Highway 270 and just 5.3 miles from McAlester, in southeast Oklahoma. The land has paved county road frontage and electricity the entire length of the west side of the property. About 5% of the property is open, the remainder is forested with a good variety of mature trees. As the neighboring property on either side is also forested this should be conducive for wildlife travel through the property. Whitetail Deer, turkey, squirrels, dove and many other indigenous varieties inhabit the area. Highway 31 Landing on Beautiful Eufaula Lake is about a 10-minute drive away. Lake Eufaula is Oklahoma's largest lake, near the city of Eufaula, and covers 105,500 surface acres with 800 miles of shoreline. Fish that can be found in Lake Eufaula include White Bass, Blue Catfish, Crappie, Channel Catfish, Florida Bass, and Striper, among others. Eufaula also offers the opportunity to dine in one of the restaurants overlooking the water and participate in the many water sports available on the lake from skiing, waterboarding, snorkeling, swimming, boating, fishing, etc. McAlester, Oklahoma is recognized as a regional trade center and a hub for outdoor recreation near Lake Eufaula, and for its proximity to "Little Italy" in nearby Krebs. McAlester offers shopping, entertainment, job opportunities, dining, medical care, schools, churches, hotels, and most of the amenities associated with communities of its

Property Highlights

Price Per Acre: 7942.35

Acreage: 10.06 acres

Location: 5.3 mi. E. of
McAlester, OK

Closest Town: McAlester, OK

Access: County Road frontage

Taxes: \$5.20/yearly

Topography: Flat to forested
hill

Improvements: Some fencing

Wildlife: Whitetail Deer &
other indigenous wildlife

Utilities: Electric

Development Potential Road
frontage makes it viable to
subdivide

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