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World Class Ranches Team Brokered by EXP Realty

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

Blanco Commercial 46 acres

\$499,900.00



46 Acres with Established Grow Facilities, Greenhouses & Supporting Infrastructure
This 46-acre property offers a unique combination of established agricultural infrastructure, existing improvements, privacy, and recreational appeal. Primarily wooded, the property features an open area surrounding the existing grow facility and provides a secluded setting with substantial infrastructure already in place. The property is serviced by three-phase electric power, rural water, septic, and a propane tank. Three commercial greenhouse structures and three former medical marijuana grow houses remain on the property, offering substantial enclosed growing and production space. HVAC systems and watering systems remain in place, along with storage rooms within each of the grow houses. A tall privacy fence surrounds the grow facility, providing security and separation from the surrounding wooded acreage. An equipment shed provides additional covered storage for equipment, tools, and supplies. Living & Sleeping Accommodations The property includes a three-bedroom, two-bathroom mobile home, providing convenient on-site living quarters. A separate bunk house features three sleeping rooms and a common-area bathroom, offering additional accommodations for workers, guests, or other uses.

Property Highlights

Acreage: 46.3

Closest Town: Blanco

Access: County road on 2 sides

Taxes: \$4,352.39/year

Topography: Rolling forest

Improvements: 3-phase electric, grow houses, green houses

Bedrooms: 2

Baths: 1

Wildlife: Whitetail Deer, Turkey, Dove, other

Utilities: 3-phase electric, rural water, septic

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