



WorldClassRanches.com
Your Brand for Ranch & Trophy Properties

World Class Ranches Team Brokered by EXP Realty

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

Talawanda Lake 45 acres

\$268,500.00



45 Acres of Rolling Rural Beauty with Lake Views, Creek Frontage, and a Working Greenhouse, Just Minutes from McAlester, OK Looking for room to breathe without giving up the conveniences of town? This unique 45-acre property sits just 6.2 miles from McAlester on a paved county road, offering the best of country living with easy access to everything you need. Rolling terrain gives the land its character. About six acres are open, while the remainder ranges from lightly to heavily wooded. On a hill with gorgeous views of Talawanda Lake, which sits just across the road, you'll find the greenhouse and shop, surrounded by large, stately Oak trees. It's an ideal spot to watch the sunset, and a natural choice for the home you've been dreaming of building. The 30' x 32' greenhouse is ready to work. It features two large fans, a wood stove, water, and 125 AMP electric service. A 30' x 50' stem wall with gravel is already in place for a second greenhouse, making it easy to expand. Whether you want to grow your own healthy food or sell your harvest at the McAlester Farmers Market, which runs Tuesday, Thursday, and Saturday in season, the infrastructure is here. The property also includes a shop, city water, a water well with a working pump that can also be used for irrigation, and a propane tank. Fencing runs along the county road and the east side of the property. Call Sandy Brock Bahe at 918-470-4710 or Toll Free at 844-WCR-LAND.

Property Highlights

Price Per Acre: 5,967.00

Acreage: 45 Acres

Location: 2hrs. to OKC, OK;
3 hrs. to Dallas, TX

Closest Town: McAlester, OK

Access: Paved county road

Taxes: \$21.32/year

Topography: Gently rolling
to a hilltop

Improvements: City water,
electric, some fencing

Forage: Bermuda and native
grasses

Water: Coal Creek, slough,
pond

Wildlife: Whitetail Deer,
Turkey, water fowl

Utilities: City Water, Electric,
Propane

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