



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

Coal Creek 144-ka

\$518,400.00



This property could be used for whatever you are looking for. There is a high spot that overlooks a pond and much of the property, this would be a great place to build your dream home. You could run cattle and horses; you could farm the majority of 144 acres. The property could serve as a weekend retreat to enjoy the quiet county life away from the hustle and bustle of the city. There is a decent set of workable pipe pens for sorting, working, and loading cattle. The property is fenced around the perimeter. One of the best features of this property is that Coal Creek and Clear Boggy Creek run through it. Clover, Bermuda, rye, and fescue are many of the grasses on land. Hope you enjoy hunting, this area in Coal county is known for large whitetail deer. The property is a couple of miles down a well-maintained county road. It feels secluded and private. With the small community of Tupelo just minutes away. Tupelo has two nice gas stations with cafes, a post office, and a school. Ada, OK population around 20,000 is a short 25 miles, there you will find just about every business you'll need. Call Kelly Albrecht at 580-380-2066

Property Highlights

Price Per Acre: 3600.00

Acreage: 144.68

Location: N3680 Rd Tupelo, OK. 5 miles SW of Tupelo

Closest Town: Tupelo, OK

Access: County Road

Taxes: \$260

Topography: Flat to some elevation changes

Improvements: fenced, ponds, corrals

Forage: Bermuda, Rye, Clovers and Fescue

Water: 3 ponds and creek

Wildlife: Whitetail deer, hogs, turkey, bald eagles

Utilites: Electricity across the county road

The information above is from sources deemed reliable, but no warranty or representation is as to its accuracy by the Seller and WCR Land Brokers Marketing Network, LLC (WCR LBMN) and affiliated Brokers. Seller and WCR LBMN expressly disclaim any liability for errors, omissions or changes regarding any information provided for this property. Grass production and carrying capacity vary according to management practices. Water availability will vary by climatic conditions. Surface and Ground water usage may need State Permits. All maps are for illustration only. All offerings, pricing, and information are subject to change at anytime. Copyright 2005-2026 All Rights Reserved

Kelly Albrecht
World Class Ranches Team Brokered by
EXP Realty
580-380-2066