# World Class Ranches Team Brokered by EXP Realty

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

## 36825 Old Hwy 3 Tupelo-ka $125,000.00









A small piece of land you can call home. The well-maintained rock home has an open floor plan. The living room has good-sized windows that bring in natural light. There is a coat closet just off the front door. The kitchen has new stainless steel appliances and a good-sized pantry. There is a laundry room just off the kitchen. The master bedroom has a full bath. The best thing about the master bedroom is the door going out to the porch that looks out at the pond. The hall has a linen closet and a full-size bathroom. Two water heaters so no one has to take a cold shower. There is an average size bedroom down the hall. At the end of the hall, there is a large spacious room, with a nice walk-in closet. This room would be ideal for children, they could have a sleeping area, plus plenty of room for toys. The house sits on just over 2 acres, that's enough space to run and play, but still, be able to take care of it yourself. There is one pond that has been stocked in the past and a dock. A loafing shed that could be used for sheep, goats, or chickens. There is a shed/garage, you could park a car in one half and use the other for storage. This clean, comfortable country homestead won't last long at this price. Call Kelly Albrecht at 580-380-2066

### Property Highlights

**Acreage:** 2.11

**Location:** 36825 Old Hwy 3 Tupelo, OK. 74572

**Closest Town:** Tupelo

**Access:** County Road

**Taxes:** $830.00

**Topography:** Flat to gently rolling

**Improvements:** Shed/garage, loafing shed

**Home Sqft:** 1275

**Bedrooms:** 3

**Baths:** 2

**Water:** 1 pond

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**Kelly Albrecht**
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**580-380-2066**