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Your Brand for Ranch & Trophy Properties

# World Class Ranches Team Brokered by EXP Realty

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

**\$114,500.00**

## Wilson 5-ka



You will love the property and location of this fixer-upper. House sits off of the county road, it is so peaceful and quiet out in the country. The 3 bedroom, 2 bath house has so much potential. The only way to describe the living room is HUGE. The living area has large windows and a gas stove. The master suite is massive with 2 walk-in closets and a good size bathroom. The laundry room/mudroom is just off the kitchen and has a door to the backyard. Your kids can kick off their dirty boots and backpacks. The kitchen has a nice pantry and plenty of cupboards. The upstairs has a large room with 2 closets and a smaller room with closets. The front porch is covered, you won't get tired of sitting on the porch watching the whitetail deer roam in your yard. House sells as-is and will need some TLC. There is a large shop out back with a concrete floor. The 5 acres has a perimeter fence. You could easily have a horse or two. The friendly small town of Wapanucka is just 5 miles away. Wapanucka has a school, gas station, cafe, and Dollar General. Atoka is a larger town just 17 miles away. Atoka has a Walmart, grocery store, hardware stores, several restaurants, and a hospital. Call Kelly Albrecht 580-380-2066

### Property Highlights

**Acreage:** 5

**Location:** 3574 S Wilson  
Lane Atoka, OK 74525

**Closest Town:** Wapanucka

**Access:** Well maintained  
county road.

**Taxes:** \$875.00

**Topography:** .

**Improvements:** House and  
shop with concrete floor

**Home Sqft:** 2600

**Bedrooms:** 3

**Baths:** 2

**Water:** Rural Water

**Wildlife:** Whitetail deer,  
hogs, turkey, bald eagles

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**Kelly Albrecht**

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**580-380-2066**