World Class Ranches Team Brokered by EXP Realty

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

Choctaw Creek 28-MP — $129,000.00









This quiet 28-acre property is ready for a home site or cabin. The terrain is gently rolling, and the timber is mostly hardwoods & native trees with clean ground cover and spacing excellent for hunting & exploring! The entire north and west borders boast a year-round creek with some flat access as well as ridge line views perfect for fishing and water play. Along the southern border, there are 2 entrances to the property, one gated and one open with a newly installed gravel driveway, along with a new paved county road. Approximately 10 acres in the center of the property has been recently cleared (not reflecting on satellite maps yet) but is surrounded by timber, creating a quiet serene private area for a home or cabin site, where the running creak can be heard from the porch of your future home. The land has been recently surveyed with electric on site and county water is located 1/8 of a mile nearby. There is possible 3-phase nearby, there are new grow houses on either side of the property (also not reflecting on satellite maps) that are quiet and secluded from the property views as well as from the county road. This property would be a great place to build your quiet, secluded, serene future home or start a secluded growing operation. Located 2.5 hours east of Oklahoma City, Oklahoma and 1.5 hours south of Tulsa off Hwy 9 between Stigler and Keota, Oklahoma. Located within Stigler School district but outside of the city limits for great quiet country living!

Property Highlights

Price Per Acre: 4,500.00

Acreage: 28.7 Acres

Location: Hwy 9 to S 4550 Rd to E 1220 Rd 2 miles west

Closest Town: Stigler

Access: Hwy 9 to S 4550 Rd to E 1220 Rd 2 miles west

Taxes: $12.78

Topography: gentle rolling, mostly timber, creek & meadow

Improvements: Approx 10 acres cleared, gravel driveway.

Forage: native grasses & timber

Water: rural, creek along north border

Wildlife: deer and native wildlife

Utilites: electric on site, water 1/8 mile. possible 3 phase

Development Potential cleared ground for home site, grow site

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