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## World Class Ranches Team Brokered by EXP Realty

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

**Atoka County 101-skb**

**\$177,520.00**



Perimeter fencing, some of which is in excellent condition, but hasn't been repaired since a 2010 tornado toppled some big oaks. This property would work nicely for someone wanting a weekend getaway or the family who wants to build on its own hunting land with easy access to town and good schools, and the potential to keep a few horses or small livestock.

### Property Highlights

**Price Per Acre:** \$1750

**Acreage:** 101.44 Acres m/l

**Location:** 1&1/2 hours north of Dallas, TX and 1&1/4 miles

**Closest Town:** Tushka, Oklahoma, 74525

**Access:** County Road that ends in property.

**Taxes:** \$2013 taxes - \$74.02

**Topography:** Scenic rolling hills and ridges with nice mix of

**Forage:** love grass, native grasses, acorns

**Capacity:** Could support a few horses or small livestock.

**Water:** Two dug ponds and three seasonal creeks, one of which

**Wildlife:** whitetail deer, turkey, quail, squirrel, and other

**Utilities:** Electricity and rural water to southeast corner.

**Development Potential**  
Property has abandoned mobile home in southeast corner.

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