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

Coon Creek Ranchette 50 -ka

\$229,000.00



Property Highlights

Acreage: 50 Acres

Location: East of Wapanucka, OK.

NAME OF PROPERTY: Coon Creek Ranchette 50 - ka **ACREAGE:** 50 Acres
LOCATION: 110 N. Birch Creek Wapanucka, OK. 73461 – Located minutes from Atoka or Wapanucka, OK. 2 hours to either Oklahoma City, or Dallas TX.
ACCESS: County Road **TAXES:** Approximately \$1,728.92 Per Year
TOPOGRAPHY: Flat to Gently Rolling **IMPROVEMENTS:** Nice Metal Home, 2 Storage Sheds, Fence **FORAGE:** Currently harvesting watermelons & cantaloupes.
WATER: 2 Ponds & Creek **WILDLIFE:** Whitetail deer, Turkey, Hogs **UTILITIES:** Electricity, Gas, Rural Water, Septic System **COMMENTS:** It is not easy to find a clean & comfortable home in this area, with 50 acres! 3 bed, 2 bath 2300 sq. ft. metal home was finished less than 3 years ago. Living room, kitchen, and dining room are all open and spacious with cathedral ceiling. Kitchen is large with plenty of counter space, stainless steel appliances, large window over the sink, tiled back splash and plenty of cabinet space. The utility room is more than just that, it is also used as a large kitchen pantry. Floors throughout are all stained concrete. Huge master suite with walk in closet. Master bath has two separate vanities, jetted tub, and tiled shower. Additional bedrooms are good sized with large walk-in closets. Central heat & air. Your children or grandchildren will absolutely love playing in this yard! There is a darling play house that could also be used for storage. A nice size back porch you will

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