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# World Class Ranches Team Brokered by EXP Realty

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

**Featherstone 77 - ka**

**\$310,000.00**



Just the right size & location. Brick home with approximately 1,800 sq. ft. The home has been well taken care of. 3 bedroom & 2 bath. Kitchen has beautiful custom oak cabinets, silestone counter tops with tile back splash and floors. The living room is good sized, nice large windows with hardwood floors. 400 sq. ft. detached office with AC window unit. Property has good fences and 3 ponds throughout. On a normal rain fall year you could run approximately 20 animal units. 40x60 concrete floor shop. Located minutes from highway 48, 20 minutes North of Durant, OK. Call Kelly 580-380-2066

## Property Highlights

**Acreage:** 76.92 Acres

**Location:** 20 minutes North of Durant – 2 hours North of Dallas

**Closest Town:** Coleman OK

**Access:** County Road

**Taxes:** \$Approximately \$665.00 Per Year

**Improvements:** Brick Home, several outbuildings, 40x60 shop

**Forage:** excellent blend of warm and cool season grasses

**Capacity:** Approximately 20 Animal Units

**Water:** 3 ponds

**Wildlife:** Whitetail deer, bobcat, turkeys, wild hogs

**Utilites:** Rural Water

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