



WorldClassRanches.com  
Your Brand for Ranch & Trophy Properties

## World Class Ranches Team Brokered by EXP Realty

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

**North McAlester Ranchette 2-jc**

**\$169,500.00**



This beautiful brick home features 3 Bedrooms, 2 Full Baths, a Large Family Room with Fireplace, and a wonderful east-facing Sunroom. It is situated on 2 grassy acres within the city limits which means city utilities and trash service and immediate access to all the niceties of living in town. The property is adorned with mature Pine and Hardwood trees in the front and back yards as well as the acreage, and the pasture is ready and waiting for the livestock of your choosing. The barn is currently set up as a shop building or easily converts to a horse barn or the place for your 4-H projects or small livestock. There is also an attached, oversized 2 car garage and a 2 car carport for your convenience and a huge back yard for gardening, relaxing, and entertaining. Country living with all the amenities of town! Give Joel a call and have a look.

### Property Highlights

**Acreage:** 2 Acres

**Location:** 2500 N 7th Street,  
McAlester, OK

**Closest Town:** McAlester, OK

**Access:** City Street

**Taxes:** \$602.03

**Topography:** Level

**Improvements:** House, 2 Car  
Garage, Carport, Barn, Shed

**Home Sqft:** 1777

**Bedrooms:** 3

**Baths:** 2

**Forage:** Native Grass and  
Bermuda

**Utilities:** City Water, Electric,  
and Sewer

**Development Potential**  
Excellent.

The information above is from sources deemed reliable, but no warranty or representation is as to its accuracy by the Seller and WCR Land Brokers Marketing Network, LLC (WCR LBMN) and affiliated Brokers. Seller and WCR LBMN expressly disclaim any liability for errors, omissions or changes regarding any information provided for this property. Grass production and carrying capacity vary according to management practices. Water availability will vary by climatic conditions. Surface and Ground water usage may need State Permits. All maps are for illustration only. All offerings, pricing, and information are subject to change at anytime. Copyright 2005-2025 All Rights Reserved

**Joel Chisum**

World Class Ranches Team Brokered by  
EXP Realty

**918-370-0157**