



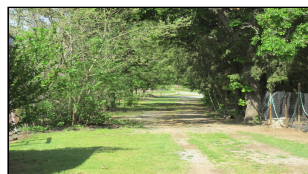
WorldClassRanches.com  
Your Brand for Ranch & Trophy Properties

## World Class Ranches Team Brokered by EXP Realty

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

**Arpelar Ranchette 2.3-jc**

**\$70,000.00**



Welcome to country living on this wooded 2.3 acre ranchette with paved road access just off of Highway 270. The location is excellent with McAlester only 10 minutes away and the munitions plant even closer. The property consists of the brick home, numerous pens and sheds, a small horse pasture and the balance of the acreage in timber and wildlife habitat. If you are in the market for a little place in the country with peace and quiet and room for some livestock, this one deserves a look. The location is handy, the setting is beautiful, the payment is less than rent, and the property is whatever you make it. Give Joel a call!

### Property Highlights

**Acreage:** 2.3 Acres

**Location:** 10 Miles West of McAlester, Oklahoma

**Closest Town:** Arpelar, Oklahoma

**Access:** Paved County Road.

**Taxes:** \$220.49

**Topography:** Rugged and Wooded.

**Improvements:** Home, Sheds, Pens.

**Home Sqft:** 1192

**Bedrooms:** 2

**Baths:** 1

**Forage:** Native Grass Mix

**Wildlife:** Deer, Turkey, Native Species.

**Utilities:** Rural Water and Electricity.

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**Joel Chisum**

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