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# World Class Ranches Team Brokered by EXP Realty

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

**Atwood Homestead Estate 20-jc**

**\$215,000.00**



This unique, custom built home sits on the original Atwood Homestead site surrounded by 20 acres of Beautiful meadow, woods, a pond and a creek bottom. What is significant about a homestead property you ask? Things like a hand-dug well, 100 year old Pecan trees, and the largest Blooming Tulip tree in Oklahoma. The home features an open floor plan, 20 foot ceiling, wood, tile, and carpet on the floors, a large fireplace and a loft. There is also a wrap-around deck sporting a hot tub and, as mentioned, the trees surrounding the home are unbelievable. The acreage consists of about 70% meadow and 30% woods with a pond and a creek bottom. Plenty of grass, water and shade for horses or cattle and an excellent home to Deer and Turkey. The outbuildings are exceptional as well. The large pole barn has a high roof and modified rafters and doors to accommodate a large RV, semi, or tractors. The shop building is fully finished with 1 1/2 bathrooms and 5 rooms to be used for office space, she shed, man cave, mother-in-law apartment or any combination of the above. There is also a shed row on the East side of the barn for horse stalls and a really nice set of pipe corrals to finish it all off. Everything is here for a growing family or that much dreamed about retirement acreage in the country. Give Joel a call!

## Property Highlights

**Acreage:** 20 Acres

**Location:** 92 mi. S. of OKC,  
25 mi. E. of Ada, OK.

**Closest Town:** Atwood, OK

**Access:** State Highway,  
Gravel County Road.

**Taxes:** \$879.38

**Topography:** Gently rolling,  
Meadows, Woods, Creek Bed.

**Improvements:** Home, Large  
Barn, Shop/Office, Corrals.

**Home Sqft:** 1961

**Bedrooms:** 3

**Baths:** 2

**Forage:** Bermuda, Native Mix.

**Capacity:** 5 to 8 Cow/Calf  
Pairs

**Water:** 1 Pond, Creek.

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

**Utilities:** Electric, Propane,  
Septic, Rural Water.

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**Joel Chisum**

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