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## World Class Ranches Team Brokered by EXP Realty

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

**Coal Creek 144-ka**

**\$518,400.00**



This property could be used for whatever you are looking for. There is a high spot that overlooks a pond and much of the property, this would be a great place to build your dream home. You could run cattle and horses; you could farm the majority of 144 acres. The property could serve as a weekend retreat to enjoy the quiet county life away from the hustle and bustle of the city. There is a decent set of workable pipe pens for sorting, working, and loading cattle. The property is fenced around the perimeter. One of the best features of this property is that Coal Creek and Clear Boggy Creek run through it. Clover, Bermuda, rye, and fescue are many of the grasses on land. Hope you enjoy hunting, this area in Coal county is known for large whitetail deer. The property is a couple of miles down a well-maintained county road. It feels secluded and private. With the small community of Tupelo just minutes away. Tupelo has two nice gas stations with cafes, a post office, and a school. Ada, OK population around 20,000 is a short 25 miles, there you will find just about every business you'll need. Call Kelly Albrecht at 580-380-2066

### Property Highlights

**Price Per Acre:** 3600.00

**Acreage:** 144.68

**Location:** N3680 Rd Tupelo, OK. 5 miles SW of Tupelo

**Closest Town:** Tupelo, OK

**Access:** County Road

**Taxes:** \$260

**Topography:** Flat to some elevation changes

**Improvements:** fenced, ponds, corrals

**Forage:** Bermuda, Rye, Clovers and Fescue

**Water:** 3 ponds and creek

**Wildlife:** Whitetail deer, hogs, turkey, bald eagles

**Utilities:** Electricity across the county road

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