

Arpelar 112
0000 Vieux Road
Mcalester, OK 74501

\$395,000
112.760± Acres
Pittsburg County



Arpelar 112
Mcalester, OK / Pittsburg County

SUMMARY

Address

0000 Vieux Road

City, State Zip

Mcalester, OK 74501

County

Pittsburg County

Type

Farms, Recreational Land, Ranches, Hunting Land

Latitude / Longitude

34.921819 / -95.99854

Acreage

112.760

Price

\$395,000

Property Website

<https://greatplainslandcompany.com/detail/arpelar-112-pittsburg-oklahoma/93270/>



Arpelar 112

McAlester, OK / Pittsburg County

PROPERTY DESCRIPTION

Located just off Highway 270 in Arpelar, OK, this 112± acre property offers the perfect blend of open pasture and hardwood cover in a highly desirable area of Pittsburg County. Fully fenced and cross-fenced, it's turnkey and ready for livestock — currently running 25 head of cattle with room to expand. With four ponds, rolling terrain, and excellent grass production, this land is ideal for both ranching and recreation.

The property boasts 1,300 feet of road frontage on Vieux Road and 650 feet on Pine Hollow Road, tucked away at the end of a quiet dead-end gravel road. From its gentle hilltop setting, you'll enjoy beautiful views of the surrounding landscape and peaceful sunrises to the east. The mix of pasture and timber creates outstanding habitat for native wildlife, including mature whitetail bucks and turkey.

Whether you're looking to grow your cattle operation, build a country home, or invest in quality Oklahoma land, this tract offers the space, scenery, and versatility that make properties in this area so hard to find. A rare opportunity in a prime location just outside of town.

18 minutes to McAlester, OK

1 hour 40 minutes to Tulsa, OK

1 hour 58 minutes to Oklahoma City, OK

3 hours 13 minutes to Dallas, TX

To schedule a showing, contact Colton Snead with Great Plains Land Company at [\(918\) 424-1564](tel:9184241564).

When purchasing a property listed by Great Plains Land Company, a Buyer's Broker, if applicable, must be identified on first contact and must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation, if any, will be at the sole discretion of Great Plains Land Company.

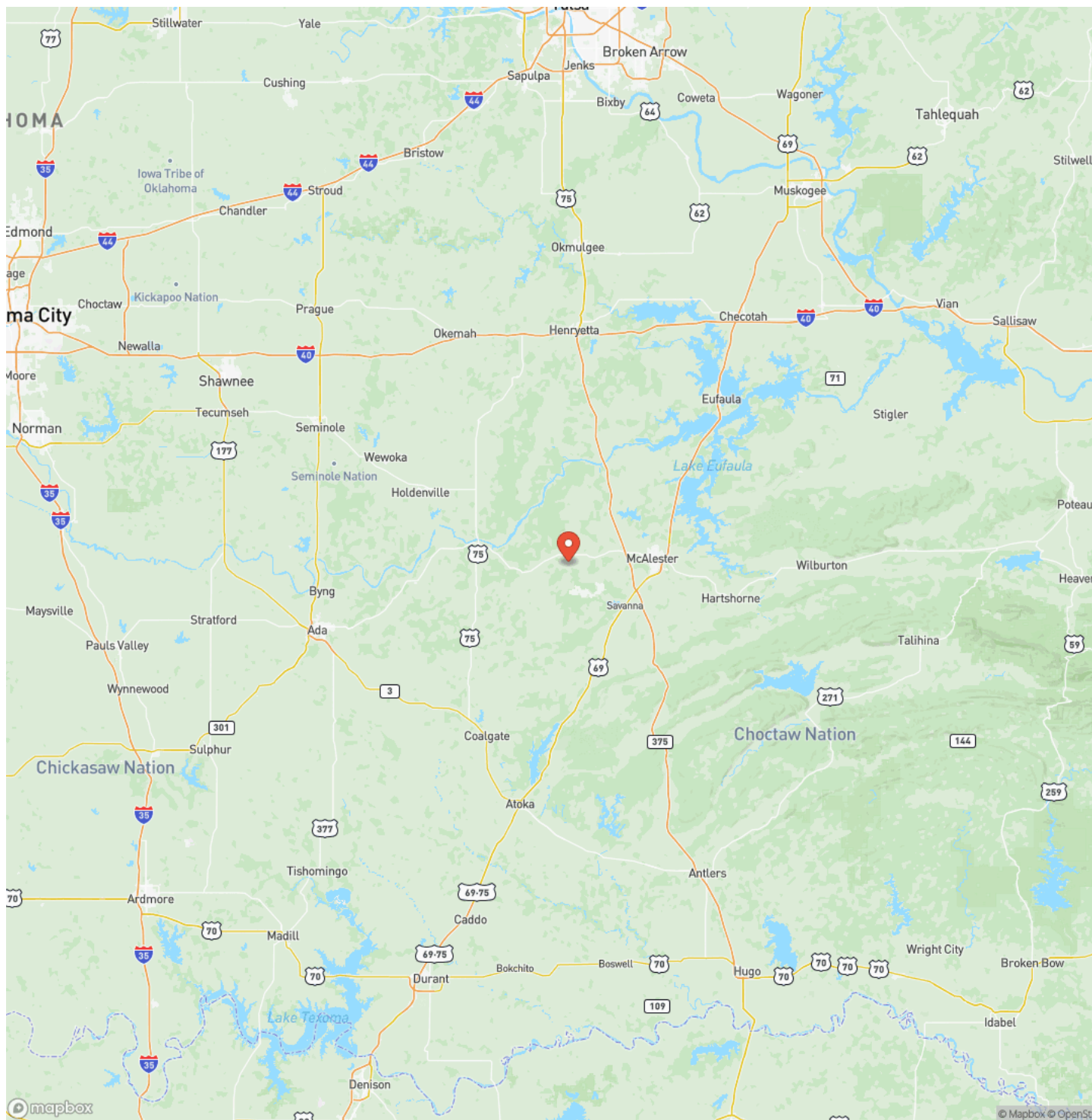




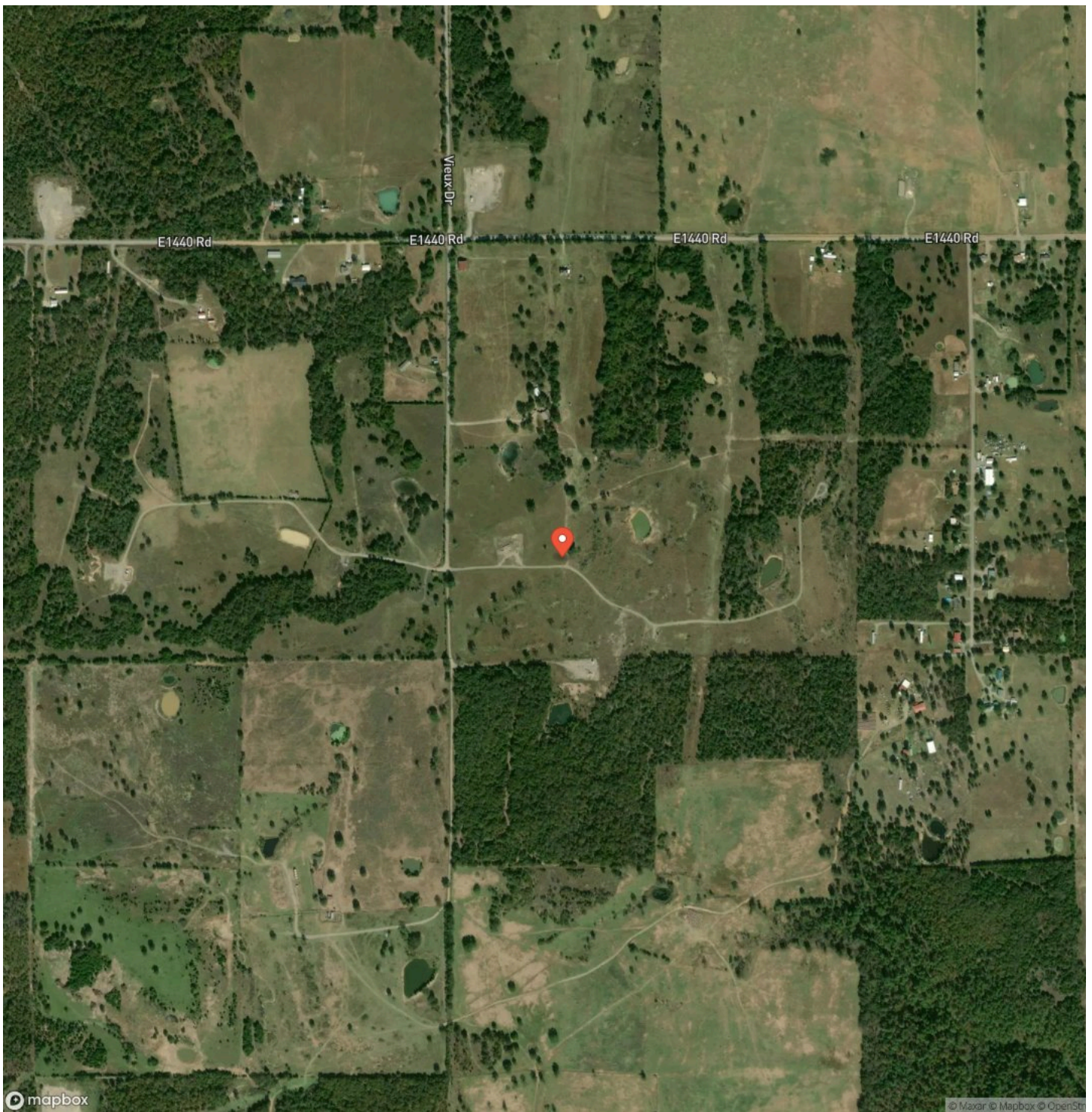
Locator Map



Locator Map



Satellite Map



Arpelar 112
Mcalester, OK / Pittsburg County

LISTING REPRESENTATIVE

For more information contact:



Representative

Colton Snead

Mobile

(918) 424-1564

Email

colton@greatplains.land

Address

3515 Haywood Road

City / State / Zip

NOTES

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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



MORE INFO ONLINE:
greatplainslandcompany.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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