

Haywood Road 37
00 Haywood Road
Mcalester, OK 74501

\$299,000
37± Acres
Pittsburg County



Haywood Road 37
Mcalester, OK / Pittsburg County

SUMMARY

Address

00 Haywood Road

City, State Zip

Mcalester, OK 74501

County

Pittsburg County

Type

Undeveloped Land, Hunting Land, Farms

Latitude / Longitude

34.932757 / -95.945374

Acreage

37

Price

\$299,000

Property Website

<https://greatplainslandcompany.com/detail/haywood-road-37-pittsburg-oklahoma/118460/>



PROPERTY DESCRIPTION

PRIME LOCATION - PRODUCTIVE PASTURE - ENDLESS POSSIBILITIES

Rarely does a property come along that offers this combination of usable acreage, scenic terrain, and convenient access. Located in the highly desirable Haywood/Arpelar area of Pittsburg County, this 37+/- acre property offers plenty of room to graze livestock, produce hay, hunt, build, or simply enjoy the country.

The majority of the property consists of open pastureland, providing a substantial amount of usable acreage for agricultural and recreational purposes. The pasture has previously been utilized for hay production and offers excellent potential for continued hay production, grazing, or other agricultural uses. The open ground is complemented by a wooded hillside rising more than 140 feet above the pasture, creating a diverse landscape with both open and wooded terrain.

The elevated portion of the property offers a beautiful scenic setting and the potential for breathtaking views from the upper hillside. With thoughtful clearing, the elevation could provide an impressive vantage point overlooking the surrounding countryside.

Convenience is another major highlight. The property has paved, county road frontage off Haywood Road and is located less than half a mile from Highway 270, providing quick access to town while maintaining the peace and privacy of a country setting. Electric power and rural water are available at the road, adding to the property's potential for future development.

A recent survey has also been completed, providing added convenience and clarity for the next owner.

Property Highlights

- Approximately 37+/- acres
- Desirable Haywood/Arpelar location
- Breathtaking scenic views & 140+ feet of elevation change
- Wooded hillsides & open pasture
- Paved road frontage
- Less than mile from Highway 270 & approximately 5 minutes from the back gate of McAlester Army Ammunition Plant
- Electric & rural water available at the road
- Recent survey completed

Whether you're searching for a country homesite, recreational property, grazing acreage, hunting land, or an investment with multiple possibilities, this property offers a rare combination of location, elevation, usable pasture, mature timber, and accessibility. Opportunities like this in the Haywood/Arpelar area don't come along often.

11 minutes to McAlester, OK

1 hour 34 minutes to Tulsa, OK

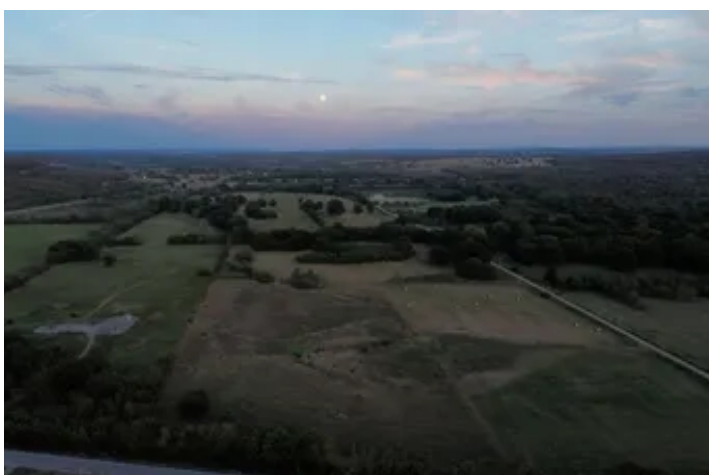
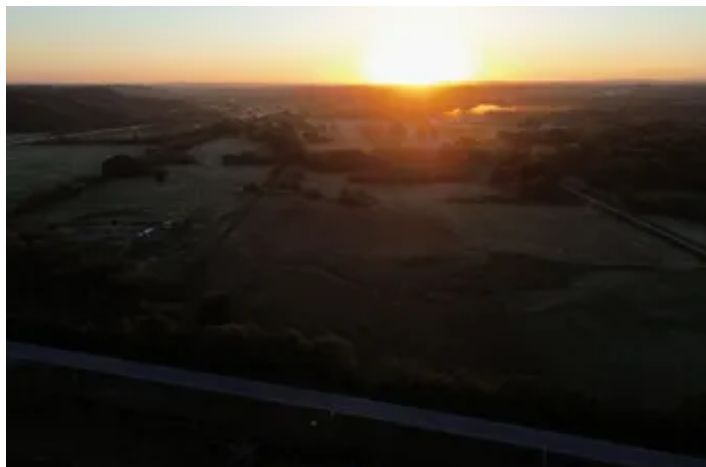
1 hour 55 minutes to Oklahoma City, OK

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.

Buyers should independently verify property boundaries, acreage, access, utilities, and any other material facts to their satisfaction.

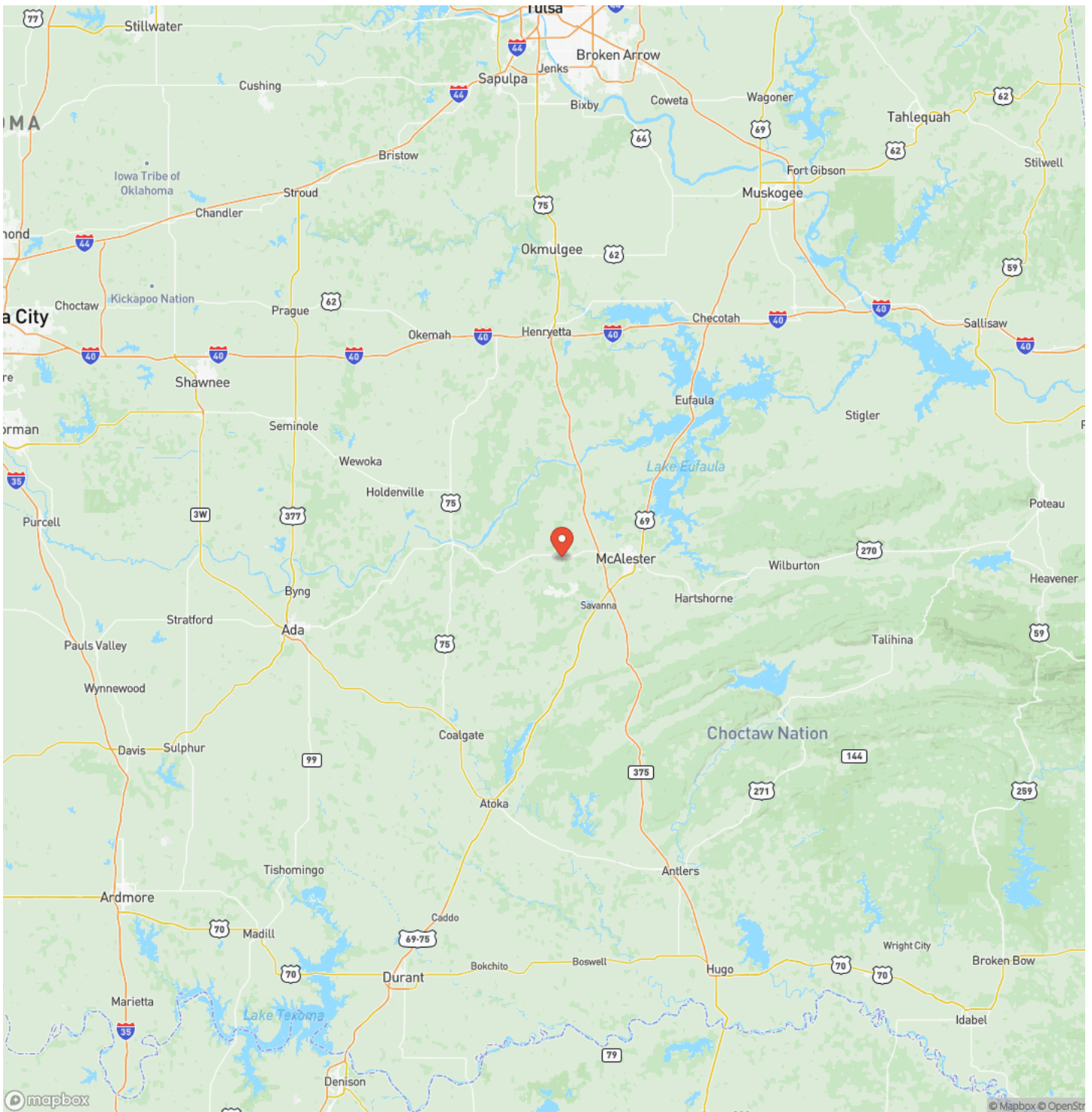




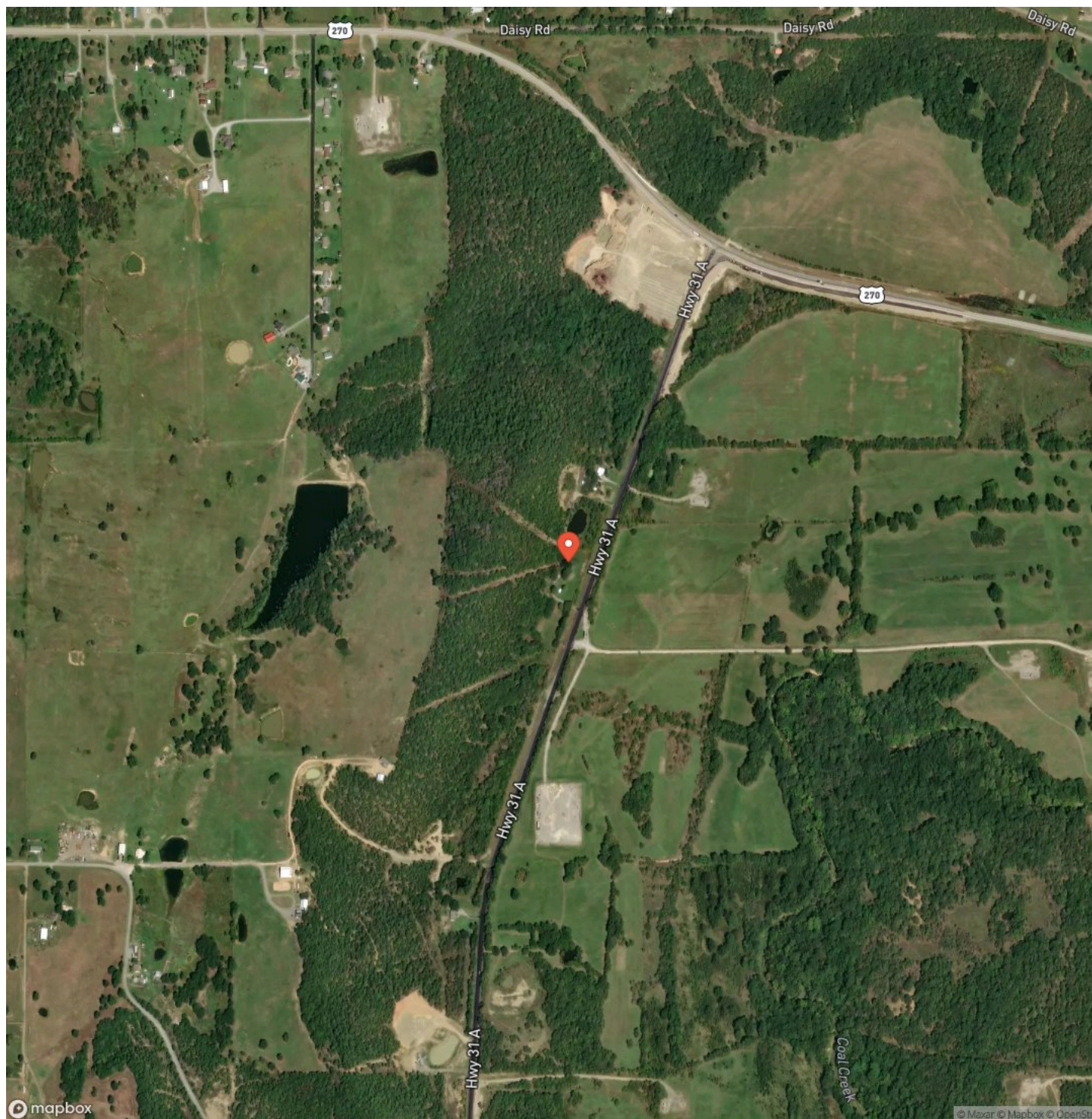
Locator Map



Locator Map



Satellite Map



Haywood Road 37
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

Mcalester, OK 74501

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a guide for writing. There are no margins or other markings present.

MORE INFO ONLINE:

<https://greatplainslandcompany.com/>

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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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