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# World Class Ranches Team Brokered by EXP Realty

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

**Briarpatch Farm 47-MP**

**\$750,000.00**



Business opportunities abound with this turnkey farm!!! Located next the Canadian river with a Hwy 2 frontage entrance just north of Hwy 9. The property has provided business opportunities in recent years that include: a 385 actively producing pecan orchard operation, a licensed marijuana grow operation, a wedding venue, a winery & events venue, a dog boarding facility, and a working horse operation. The 3 bed/2-bath 2200 sq ft remodeled home is move in ready with spacious baths and an open kitchen, dining, and living room. There are two additional bonus rooms, a large walk-in laundry room, and enclosed sitting room with floor to ceiling windows and doors, as well as a covered carport. Additional buildings include a 96X38 A-frame barn on a cement slab with extensive electricity with 3 separate rooms and a front wooden porch and deck. There is a 30X100 equipment/hay loafing shed, a 60X60 drive through shop/storage barn, a 32X48 drive through barn with attached stalls and turn out paddocks, and an additional 40X20 barn with stalls. As well as a pecan orchard, hay meadows, several cross fenced paddocks & grazing areas, 2 year-round ponds & a horse working arena pen. I could go on and on about the additional features this property has, but only a private tour can fully show you all this property has to offer! Call Melanie today for a private tour!! Additional videos and extensive photos are available upon request.

## Property Highlights

**Acreage:** 47 acres more or less

**Location:** 2.5 hour east of OKC 1.5 hour south of Tulsa

**Closest Town:** Whitefield

**Access:** On Hwy 2, between I-40 & Hwy 9

**Topography:** flat, scattered trees, one gentle ridge

**Improvements:** 75k to the home, 60k to main barn

**Home Sqft:** 2200

**Bedrooms:** 3

**Baths:** 2

**Forage:** bermuda, clover, fescue, & native

**Capacity:** 20 pair

**Water:** 2 ponds, 2 wells, house has both well/county

**Utilities:** county water & well, septic, electric, gas

**Development Potential**  
equipped for multiple business opportunities

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**Melanie Pennebaker**  
World Class Ranches Team Brokered by  
EXP Realty  
**918-413-8319**