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# World Class Ranches Team Brokered by EXP Realty

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

**Waterfall Ranch 80 acres**

**\$619,900.00**



This beautiful and versatile 80-acre ranch is sited approximately 2.75 hours north of Dallas, TX and 1.75 hours south of Oklahoma City, Oklahoma. The property features 3 bedrooms, and 3 bathrooms. The 2100 square foot metal sided home has an open concept floor plan. The kitchen was well designed with ample preparation space and solid wood cabinets with exotic granite countertops. Additional kitchen amenities include pullouts, a gorgeous Black Walnut topped island with prep sink, storage for a cookbook collection, knife drawer, stand mixer storage, Jenn-Aire propane cooktop, and soft-close cabinet doors and drawers. A 10' X 10' pantry has some adjustable shelving, drawer storage and electrical outlet; plus, an additional pantry that is currently used for canning supplies. The home features lots of natural light from the many windows. Central heating and air system provides a comfortable environment in the home. The wood heater can heat the home also and acts as a backup for those that enjoy wood heat. The primary bedroom suite boasts plenty of room for a king bedroom set, chest, dresser and additional space, and a HUGE walk-in closet. The primary bath features two sinks with good built-in storage under the sinks with a cabinet tower separating the two. Call Sandy Brock Bahe at 918-470-4710 or toll free at 844-WCR-LAND with questions or to view.

## Property Highlights

**Acreage:** 80 acres

**Location:** 2.75 hrs. N of Dallas, 1.75 S. of OKC, OK

**Closest Town:** Tupelo

**Access:** County Road

**Taxes:** \$2211.68

**Topography:** Flat to gently rolling pastures and forests

**Improvements:** Home, shop, greenhouse, shed, ponds, fencing

**Home Sqft:** 2100

**Bedrooms:** 2

**Baths:** 2

**Forage:** Bermuda, native, Yellow hop, Korean Lespedeza

**Water:** Rural Water supply

**Wildlife:** Large Whitetail deer, turkey, dove, squirrels

**Utilities:** Electricity, rural water, aerobic septic system

**Development Potential** Road frontage allllows for subdividing

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**Sandy Brock Bahe**

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**918-470-4710**