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World Class Ranches Team Brokered by EXP Realty

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

Eufaula Lake Ranchette 45 acres

\$499,000.00



Located just one-half mile from Eufaula Lake, this versatile and beautiful 45 acres has so many amenities. It features a three-bedroom two-bathroom brick home. The home contains about 1568 square feet of living space plus a two-car attached garage. The main bedroom has a walk-in closet and full bathroom. There is a laundry room with upper cabinets, pantry, and room for a chest freezer. The house also has a covered patio for outdoor living options. A new metal roof and exterior paint were completed within the last three months. Central heat and air with a backup propane space heater provides year around comfort. To accommodate additional guests there is a one-bedroom one-bathroom cabin with an open kitchen/living/dining area and a carport. The property also boasts a 30'X50' metal shop with large sliding doors on each end and a walk-in door. A detached office provides privacy for those wishing to work from home. A metal storage building provides the extra storage we are all looking needing. And for those of you that want to get in on the chicken craze and generate your own healthy egg supply the large chicken coop with fully enclosed and covered run is ideal to get you started. Would you like to have horses or raise a calf, goats or other animals? Three loafing sheds and cross fencing are already there to protect and allow you to rotate the animals. Call Sandy Brock Bahe at 918-470-4710 or toll free at 844-WCR-LAND.

Property Highlights

Acreage: 45 Acres

Location: 21 mi.E of Eufaula, OK; 48 mi. N of McAlester

Closest Town: Eufaula

Access: Paved County Road

Taxes: \$1743.16/year

Topography: Almost flat to gentle incline on the North

Improvements: Home, cabin, shop, sheds, fencing, ponds

Home Sqft: 1568

Bedrooms: 3

Baths: 2

Forage: Bermuda, and native grasses

Water: 2 ponds, a seasonal stream

Wildlife: Deer, turkey, squirrels, and other

Utilities: 2 elect. meters, rural water, septic systems

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