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World Class Ranches Team Brokered by EXP Realty

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

Eufaula Home and Four Acre

\$279,000.00



Located just one-half mile from Eufaula Lake the property 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. A propane tank provides gas for the cookstove and backup propane space heater. The house sits back off of the paved county road. The land is fairly level, all open and in good grass. The four acres gives you some elbow room as well as the options to raise your own vegetables, chickens, or livestock. The boat ramp and marina 2.25 miles from the property allow you to be on the water in no time. Eufaula Lake is known for it's exceptional bass and crappie fishing, boating and watersports. Many restaurants offer a wide variety of fare. Within 1 mile of the home there is a convenience store, fire department, and restaurants. Use this link to see the many recreational opportunities on and around Eufaula Lake: <https://www.lakeeufaula.com/> Call Sandy Brock Bahe now at 918-470-4710 or toll free at 844-WCR-LAND with questions or to view. Location in miles from: Eufaula, OK—21 McAlester, OK—48 Tulsa, OK--86

Property Highlights

Acreage: 5 Acres

Location: 1/2 mi from Eufaula Lake, 21 miles to Eufaula

Closest Town: Eufaula

Access: Paved county road

Topography: Mostly flat, open pasture

Improvements: Home, Propane tank, pond

Home Sqft: 1568

Bedrooms: 3

Baths: 2

Forage: Bermuda grass and native grasses

Water: One pond

Wildlife: Deer and turkey

Utilites: Electric, septic, water

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