



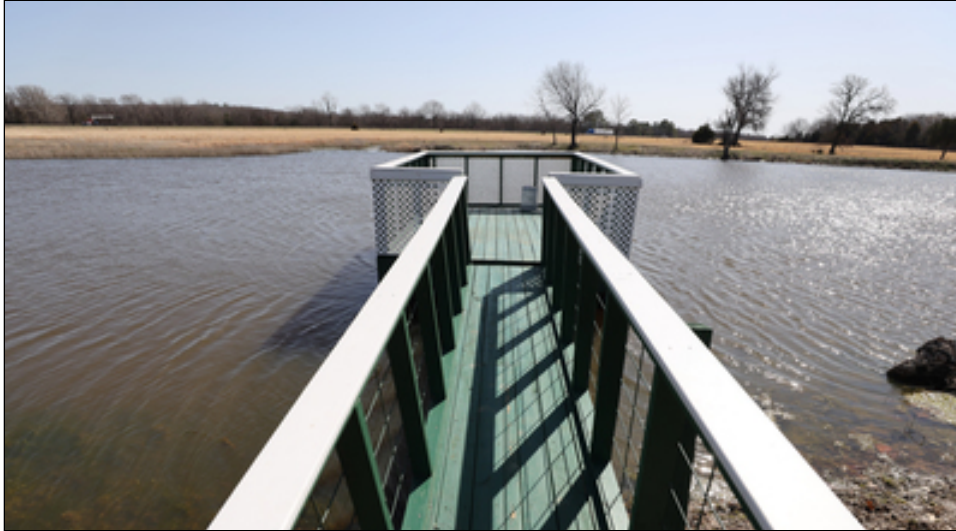
WorldClassRanches.com  
Your Brand for Ranch & Trophy Properties

# World Class Ranches Team Brokered by EXP Realty

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

**Homestead with pond and greenhouse 11.29 acres**

**\$365,000.00**



This amazing 11.29 acres has so many functional amenities for the Buyer who wants a home, greenhouse, good size shop, barn/equipment shed, office, second home, chicken coop, and did I mention a 1.3-acre little lake for fishing and recreation, and irrigation. The house features 3 bedrooms, 1.5 baths, an office with a closet that could be a 4th bedroom, a formal living room plus a nice size den, a glassed-in sunroom on the east side of the house, and a kitchen/dining combination, and a breakfast bar. It also has a large laundry room with built-in storage, a sink and space for a freezer. The home has central heat and air with electric air and natural gas heat. There are built-in desks, shelving and other storage. The second house is a mobile home with 2 bedrooms, 2 baths, and a carport. At one time there was a farmer's market on the property. The 16'X36' greenhouse gives ample room for year around growth and nurture of your favorite plants. There is also a canning shed, and a farmer's market office. A sprinkler system utilizes water from the little lake. The City of McAlester has a Farmer's Market that is open on Tuesday, Thursday and Saturday. Or you can have your own homestead and share your excess produce with your happy neighbors. Call Sandy Brock Bahe at 918-470-4710 or toll free at 844-WCR-LAND

## Property Highlights

**Acreage:** 11.29 acres

**Location:** 6.9 mi. from  
McAlester, Oklahoma

**Closest Town:** McAlester

**Access:** Paved county road

**Taxes:** \$725.46

**Topography:** Mostly level  
open pasture

**Improvements:** 2 homes,  
shop, greenhouse, storage,  
gardens

**Home Sqft:** 1949

**Bedrooms:** 3

**Baths:** 1.5

**Forage:** Bermunda and native  
grasses

**Water:** Large pond

**Utilities:** Rural water, septic  
system, electric & gas

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**Sandy Brock Bahe**

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**918-470-4710**