



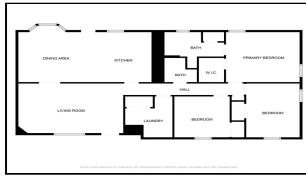
WorldClassRanches.com  
Your Brand for Ranch & Trophy Properties

# World Class Ranches Team Brokered by EXP Realty

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

**Brick home and 10 acres with a creek**

**\$362,500.00**



Remodeled Home on 10 Acres – Peaceful, Private, and Move-In Ready! Tucked at the end of a quiet county road just  $\frac{1}{4}$  mile off the highway, this beautifully restored home on 10 scenic acres offers privacy, convenience, and modern comfort. The land features a blend of open pasture and mature hardwoods, with a creek running east to west and a stocked pond perfect for peaceful reflection or wildlife watching. Step inside to a like-new home with tile flooring throughout, updated vinyl windows with 2-inch blinds, and an open-concept living/kitchen/dining space. The kitchen includes KitchenAid stainless steel appliances (under 2 years old), breakfast bar, pantry, and the living area is ready for a wood-burning stove. The primary suite boasts a jetted tub/shower combo, walk-in closet, and linen storage. HVAC replaced in 2018. Outside, enjoy a large east-facing patio, fenced yard, raised garden beds, fruit trees, grape and blackberry vines, a chicken coop, sheds, and a 2-car carport. Approx. 4 acres are open pasture with the balance in a mix of woods and grass. Located just 15 miles north of McAlester and only 8 miles from Lake Eufaula boat ramp at Crowder. Easy access to Tulsa in under 1.5 hours. Contact Sandy Brock Bahe at 918-470-4710 or 844-WCR-LAND to schedule a showing.

## Property Highlights

**Acreage:** 10 acres

**Location:** 3.25 hrs. N of Dallas, TX, 1.75 S. of Tulsa,

**Closest Town:** McAlester, OK

**Access:** County road

**Taxes:** \$1322.54/year

**Topography:** Gently rolling pasture and forest

**Improvements:** Home, shed, storage, pond, fencing

**Home Sqft:** 1595

**Bedrooms:** 3

**Baths:** 2

**Forage:** Bermuda, clover, native grasses

**Water:** Pond and creek

**Wildlife:** Whitetail deer, squirrels, dove, & other

**Utilities:** Electric, septic, rural water, propane

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**Sandy Brock Bahe**

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**918-470-4710**