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World Class Ranches Team Brokered by EXP Realty

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

Seminole Home, Arena, Pool, Cabin 160 acres

\$1,399,000.00



This exceptional property is sited about 10 minutes south of Seminole, Oklahoma. As you arrive at the property the heavy white pipe fencing sets the stage for the ranch. Enter through a metal automatic gate and up the concrete drive to the home. The 2086 square foot three-bedroom three-bath brick home features hardwood and tile flooring. The home has undergone extensive remodeling including granite countertops throughout, flooring, roof, kitchen and bathrooms remodeled, etc. The home is serviced by natural gas, electricity, rural water and a septic system. The two water heaters and the furnace run on natural gas. The wood burning fireplace has a gas igniter. The master suite features a walk-in closet, large bathroom with double sinks, lots of built-in storage and a huge, tiled shower. The kidney shaped in ground pool has also undergone renovations and provides so many opportunities for enjoying outdoor living and relaxation. It lies just off the east facing 408 square foot covered patio. The ranch is set up to accommodate cattle and horses. The Seller typically runs 50 to 55 pairs The pasture is very clean Bermuda Grass, with a few native species intermingled. The Owner fertilizes every year. Call Sandy Brock Bahe with questions or to view at: 918-470-4710 or Toll Free at 844-WCR-LAND.

Property Highlights

Acreage: 160 acres

Location: Just S. of Seminole, OK

Closest Town: Seminole, OK

Access: County Road

Taxes: \$1,941.43/year

Topography: Beautiful rolling Bermuda Pastures, & forest

Improvements: Home, Arena, pool, shop, pens, fencing, ponds

Home Sqft: 2086

Bedrooms: 3

Baths: 2.75

Forage: Bermuda Grass, and some natives

Capacity: 50 to 130 pair

Water: Six ponds

Wildlife: Whitetail Deer, Turkey, Dove, Squirrels, other

Utilites: Rural water, natural gas, electric, septic

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