World Class Ranches Team Brokered by EXP Realty

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

Hoyt Farmhouse Four-mp $275,000.00









A hidden away farmhouse paradise... this recently fully remodeled from the studs up unique ancestral family home has everything you need for a modern move in ready farm with many unique features and amenities sure to delight anyone!! This farmhouse is nestled in the quiet Hoyt community with easy access to Highway 9 and I-40 and shopping conveniences just 10 minutes away, no through traffic, & quick access to the Canadian river & lake Eufaula. The neighborhood boasts a quiet farm community with picturesque country roads perfect for horse and atv riding with quick access to the river with abundant fishing. But the area still has modern paved roads and quick convenience. The property itself has beautiful wide open views with scattered trees, a stocked pond with a built in duck house. It has a large fully furnished shop with a bathroom, electricity, separate septic system, and wood stove, built in BBQ, and a 500 gallon gas tank. There are also RV hookups, a covered fenced hay barn they could be used as horse stalls, dog kennels, a large custom chicken pen and run, and storage/tack shed. Excellent extensive fencing that separate the farmhouse itself from the shop, yard areas, & pasture with pond & hay barn and a fully remodeled in 2019 farmhouse complete this rustic modern country home. The list of improvements and amenities this property has to offer is too much to mention here! Call Melanie for me details and to schedule a showing today at 918-448-2001!

Property Highlights

Acreage: 4 acres

Location: 1.5 hour south of Tulsa 2.5 hours east of OKC

Closest Town: Stigler

Access: Hwy 9 & North Hoyt Road

Taxes: $307.23

Topography: flat lush pasture & stocked pond with views

Improvements: ancestral home remodeled from the studs up

Home Sqft: 1744

Bedrooms: 3

Baths: 2

Forage: improved native hay grasses

Capacity: 3.5 acre pasture w/fences, hay barn, shop...

Water: 1 stocked pond w/built in duck house

Wildlife: river access nearby & quiet country roads

Utilites: rural water & electric, rv hookups, tankless water

Development Potential turn key farm perfect for the enthusiast..

The information above is from sources deemed reliable, but we offer no warranty or representation regarding its accuracy. Seller(s), Accredited Land Brokers LLC, World Class Ranches, affiliated Brokerages, Brokers, Agents and/or Employees expressly disclaim any liability for errors, omissions or changes regarding any information provided for this property. Grass production and carrying capacity vary according to management practices. Water availability will vary by climatic conditions. Surface and Ground water usage may need State Permits. All maps are for illustration only. All offerings, pricing, and information are subject to change at anytime. Copyright 2005-2026 All Rights Reserved

Melanie Pennebaker
World Class Ranches Team Brokered by EXP Realty
918-413-8319