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# World Class Ranches Team Brokered by EXP Realty

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

**Longtown Creek Ranch 147**

**\$514,500.00**



Located in Haskell County, between the quiet communities of Quinton and Enterprise, Oklahoma, this secluded 154-acre ranch will take you back to a slower peaceful way of life. Longtown creek meanders for over a mile in the center of the property, with plenty of access and ample year-round water for livestock, as well as numerous pools and rushing stream flows for fishing, play, and relaxation for the family. The ranch is 75% open, with 2 large ponds, some cross fencing and good to excellent border fencing. The eastern border is quiet Hwy 71 frontage road with open scenic views. The 680 sq ft red barn style home has an upstairs 1 bedroom 1 bathroom bunk house with central air and heat, a cozy living room, laundry, and kitchen, and a deck for quiet sunrise sitting. Below is a 2 car pull through garage with barn style storage and work rooms on either side that could easily be upgraded to expand this bunkhouse into a unique cozy barn house for a growing family or retreat getaway. In the nearby picturesque pasture is a 32 x 20 red metal barn on cement slab with 220 electric, with an attached covered cement slab lean to for equipment, and a lean to with stalls for horses or livestock. The barn also boasts pull through overhead doors. Behind the home there is a 30 x 12 insulated shed, a 40 x 16 metal storage building with stalls and paddocks, raised garden beds, and well-kept chicken coops with turnouts, rock walkways around the home, and flower and garden landscaping.

## Property Highlights

**Price Per Acre:** 3,500.00

**Acreage:** 147 Acres

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

**Closest Town:** Quinton

**Access:** S Hwy 71 & Hwy 9

**Taxes:** \$536.45

**Topography:** flat to very gently rolling, creek & meadows

**Improvements:** fencing, barns, sheds, barnhouse w/garage

**Home Sqft:** 680

**Bedrooms:** 1

**Baths:** 1

**Forage:** bermuda, clover, fescue, & native

**Capacity:** 55 pair

**Water:** year round large creek, 2 ponds, rural water

**Wildlife:** deer and native wildlife

**Utilites:** electric, septic, rural water on site

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