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# World Class Ranches Team Brokered by EXP Realty

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

**Highhill 43 acre ranchette-SKB**

**\$740,000.00**



Highhill home and 43 acres The ranch features a brick home with about 3400 sq. ft. of living space, barn/shop, metal working pens, garage, and large storage building. The home has been beautifully updated with calming décor, nice cabinetry, and hard-surface flooring. It sports two living areas, plus a 10'X28' sunroom, nice size bedrooms, three baths, laundry room and a large mudroom All countertops are granite except tile in the master bath. The master suite features a large walk-in closet, a second closet, huge bathroom with jetted tub and two sinks. The kitchen features granite counter tops, white cabinets with pullouts on the lower cabinets, and a pantry. The laundry room is conveniently located off the kitchen. The large mud room has space for an extra freezer or refrigerator, contains lots of cabinets for storage, trash compactor, and a large sink. There is a propane gas log fireplace in the living room (converted from a wood burning fireplace), and a decorative propane fireplace in the den. Two central heat and air heat pump systems allow for zoned heating and cooling. A large wooden deck is positioned off the back of the house with mature trees for afternoon shade. For additional information or to view call Sandy Brock Bahe at 918-470-4710 or toll free at 844-WCR-LAND.

## Property Highlights

**Acreage:** 43.15 Acres

**Location:** 3 hrs. N of Dallas;  
1.75 hrs. S. of Tulsa, OK

**Closest Town:** McAlester, OK

**Access:** Paved county road

**Taxes:** \$\$996.65/2021

**Topography:** Gently rolling  
pastures and forests

**Improvements:** Home,  
barn/shop, garage, 3 ponds,  
fencing

**Bedrooms:** 3

**Baths:** 3

**Forage:** Bermuda, clovers,  
Korean Lespedeza, natives

**Capacity:** 8 to 10 pair

**Water:** 3 ponds, water well

**Wildlife:** Whitetail deer,  
squirrels, turkey, etc.

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

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**Sandy Brock Bahe**

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**918-470-4710**