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World Class Ranches Team Brokered by EXP Realty

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

Briarpatch Farm 47-MP

\$750,000.00



Business opportunities abound with this turnkey farm!!! Located next the Canadian river with a Hwy 2 frontage entrance just north of Hwy 9. The property has provided business opportunities in recent years that include: a 385 actively producing pecan orchard operation, a licensed marijuana grow operation, a wedding venue, a winery & events venue, a dog boarding facility, and a working horse operation. The 3 bed/2-bath 2200 sq ft remodeled home is move in ready with spacious baths and an open kitchen, dining, and living room. There are two additional bonus rooms, a large walk-in laundry room, and enclosed sitting room with floor to ceiling windows and doors, as well as a covered carport. Additional buildings include a 96X38 A-frame barn on a cement slab with extensive electricity with 3 separate rooms and a front wooden porch and deck. There is a 30X100 equipment/hay loafing shed, a 60X60 drive through shop/storage barn, a 32X48 drive through barn with attached stalls and turn out paddocks, and an additional 40X20 barn with stalls. As well as a pecan orchard, hay meadows, several cross fenced paddocks & grazing areas, 2 year-round ponds & a horse working arena pen. I could go on and on about the additional features this property has, but only a private tour can fully show you all this property has to offer! Call Melanie today for a private tour!! Additional videos and extensive photos are available upon request.

Property Highlights

Acreage: 47 acres more or less

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

Closest Town: Whitefield

Access: On Hwy 2, between I-40 & Hwy 9

Topography: flat, scattered trees, one gentle ridge

Improvements: 75k to the home, 60k to main barn

Home Sqft: 2200

Bedrooms: 3

Baths: 2

Forage: bermuda, clover, fescue, & native

Capacity: 20 pair

Water: 2 ponds, 2 wells, house has both well/county

Utilities: county water & well, septic, electric, gas

Development Potential
equipped for multiple business opportunities

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