



WorldClassRanches.com
Your Brand for Ranch & Trophy Properties

World Class Ranches Team Brokered by EXP Realty

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

Waterfall Ranch 80 acres

\$649,900.00



This beautiful and versatile 80-acre ranch is sited approximately 2.75 hours north of Dallas, TX and 1.75 hours south of Oklahoma City, Oklahoma. It features a 2100 square foot metal sided two-bedroom two-bath home with an open concept floor plan. The kitchen was well designed with ample preparation space and solid wood cabinets with exotic granite countertops. Additional kitchen amenities include pullouts, a gorgeous Black Walnut topped island with prep sink, storage for a cookbook collection, knife drawer, stand mixer storage, Jenn-Aire propane cooktop, and soft-close cabinet doors and drawers. A 10' X 10' pantry has some adjustable shelving, drawer storage and electrical outlet; plus, an additional pantry that is currently used for canning supplies. The home features lots of natural light from the many windows. Central heating and air system provides a comfortable environment in the home. The wood heater can heat the home also and acts as a backup for those that enjoy wood heat. The land features a pond, seasonal stream that has about a six foot waterfall during the rainy season. This ranch is both productive and aesthetically pleasing. To view this exceptional ranch or if you have questions, please call Sandy Brock Bahe at 918-470-4710 or Toll Free at 844-WCR-LAND.

Property Highlights

Acreage: 80 acres

Location: 2.75 hrs. N of Dallas, 1.75 S. of OKC, OK

Closest Town: Tupelo

Access: County Road

Taxes: \$2211.68

Topography: Flat to gently rolling pastures and forests

Improvements: Home, shop, greenhouse, shed, ponds, fencing

Home Sqft: 2100

Bedrooms: 2

Baths: 2

Forage: Bermuda, native, Yellow hop, Korean Lespedeza

Water: Rural Water supply

Wildlife: Large Whitetail deer, turkey, dove, squirrels

Utilities: Electricity, rural water, aerobic septic system

Development Potential Road frontage alllows for subdividing

The information above is from sources deemed reliable, but no warranty or representation is as to its accuracy by the Seller and WCR Land Brokers Marketing Network, LLC (WCR LBMN) and affiliated Brokers. Seller and WCR LBMN 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 2005-2024 All Rights Reserved

Sandy Brock Bahe
World Class Ranches Team Brokered by
EXP Realty
918-470-4710