



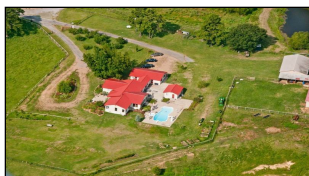
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320 E. Carl Albert Parkway, B1 | McAlester, OK 74501

Buffalo Valley 112 - skb

\$394,900.00



Beautiful rural setting with custom, one-owner, home with easy access and abounding in amenities. 4 bedroom 3 bathroom, 3100 sq. ft. home features, large rooms, lots of closet and storage space, great floor plan for entertaining. Huge living room with wood stove insert, and large formal dining room, breakfast room, office, beautifully finished 2 room basement/safe rooms. Opulent master bath has a garden tub, a step in shower, and double vanities. The breakfast nook overlooks the inground salt water pool and patio area, enormous mud/laundry room. Beautiful landscaped yard, fruit trees. The property also features a one bed, one bath guest cottage. The land consists of about 30 acres of pasture and 80 acres of wooded area,

Property Highlights

Acreage: 111.96 Acres m/l

Location: 2 hours S. of Tulsa, OK

Closest Town: Talihina, OK

Access: State Highway 1

Taxes: \$869.97

Topography: Level to hilly

Improvements: Custom home, pool, pool house, orchard

Home Sqft: 3100

Bedrooms: 4

Baths: 3

Forage: Bermuda grass, native grasses

Water: Two ponds

Wildlife: Whitetail deer, squirrels, dove, turkey, and other

Utilites: Rural water, septic, electricity, propane

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