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Accredited Land Brokers Team Brokered by EXP Realty

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

Dodson Ranch 149 - ka

\$635,000.00



Property Highlights

Acreage: 149 acres

Location: East of Durant, OK.

Access: County Rd.

Taxes: \$Approximately
\$2,542 Per Year

Topography: Flat to Gently
Rolling

Improvements: Custom
Brick home, ponds, fence,
barns, working pen

Water: 2 Ponds

Wildlife: Whitetail deer,
Turkey, Quail

Utilites: Electricity, Rural
Water

Don't over look this one! Who wouldn't want to wake up every day to the breath taking views of this ranch. Quality constructed 3,700 sq. ft. 4 bed, 3.5 bath brick home. Large welcoming foyer with custom tile floor. Just off foyer is the home office with custom cabinets and French doors. Formal dining room leads into an opening floor plan with breakfast nook. Large kitchen with abundance of cabinets and good sized pantry. Living area with gas fireplace. Covered patio with ample space to gather. . Spilt bedroom design has 3 bedrooms, a full bath, and a jack and jill bathroom connecting two of the bedrooms on one side of house. Opposite side has master suite & master bath, with two walk in closets. Off the two car garage is a nice sized utility room and a half bath. Gated entrance which leads down a winding drive lined with trees. 149 acres surround this beautiful home. Land is fenced, nice working pens and chute. Large metal shop building with overhead door. Property has two ponds, one is spring-fed. Plenty of wildlife making this place perfect for a hunting family. Could run 30-35 cows year round. Property is very conveniently located off Highway 22. Give Kelly a call to view 580.380.2066

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