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## World Class Ranches Team Brokered by EXP Realty

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

**Canadian River Home & 112 Acres--skb**

**\$324,900.00**



This property is a beautiful combination of lush pasture and wooded wildlife habitat with over 1/4 mile of Canadian River frontage. The location at the end of the road provides solitude and privacy. As you drive down the winding sandy drive you have the feeling of entering a river retreat. The property features a well maintained 2 bedroom, 2 bath home, (upstairs room could be 3rd bedroom), a nice metal shop, barn and an above ground pool. In addition to having utilities at the home there is an RV hookup site, and a well. Call Sandy at 918-470-4710 with questions or to request a viewing.

### Property Highlights

#### Price Per Acre:

**Acreage:** 112 acres

**Location:** 1.5 hours east of Oklahoma City & 1 hour south of

**Access:** County Road (gravel)

**Taxes:** \$718.21

**Topography:** Flat to beautifully rolling

**Improvements:** Home, pond, fencing, shop, pond, above ground pool

**Forage:** Bermuda and native grasses

**Water:** Canadian River frontage and pond

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

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**Sandy Brock Bahe**

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**918-470-4710**