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Your Brand for Ranch & Trophy Properties

World Class Ranches Team Brokered by EXP Realty

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

Canadian River 52.5-skb

\$314,900.00



BEAUTIFUL SECLUDED PROPERTY! Lovely ranch home sited on a hilltop overlooking the pond, gorgeous mountain views, and rolling pastures. The home was constructed in 2008 and features an open concept floor plan, exotic granite countertops, wood trim, beautiful vaulted wood ceiling in the Living/Kitchen/Dining area; large oversized master with gorgeous views. The master bath sports a large tub, huge tiled shower and a walk-in closet. Custom kitchen with large island; solid wood doors throughout. The house also has a windowed sunroom and lots of custom built-ins, storage and desk. The property adjoins Corp of Engineers Land on the Canadian River just above Lake Eufaula. Two pairs of Bald Eagles have been nesting near the river. The pasture is very clean with good fencing. This is a dream property, picturesque, and private with a wonderful variety of wildlife.

Property Highlights

Acreage: 52.5 acres m/l

Location: 2 hours SE of OKC, OK; 1.75 hours S of Tulsa, OK; 3

Closest Town: Canadian, OK

Access: Gravel County Road

Taxes: \$\$983.19/yr

Topography: Beautiful rolling terrain.

Improvements: Home, barn, fencing, ponds, prepared garden spot,

Forage: Bermuda and native grasses

Capacity: 20 pairs

Water: Ponds

Wildlife: Whitetail Deer, Bald Eagles, Turkey, Squirrels, Dove,

Utilities: Electricity, rural water, and septic system

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