



WorldClassRanches.com
Your Brand for Ranch & Trophy Properties

Accredited Land Brokers Team Brokered by EXP Realty

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

Twin Oaks Lakeview Ranch 57-jc

\$389,500.00



This property is made to order for the horse lover, the water sports enthusiast, or both. The custom built barn-dominium features knotty pine interior walls throughout, an open floor-plan, 2 bedrooms with a Jack & Jill bath and a family room in the upstairs loft. The master suite is on the ground floor with a spacious bedroom, walk-in closet, French doors opening to the patio, and a large master bath with double shower and whirlpool tub all done in beautiful custom tile. The kitchen is open to the dining room and the main living area, it features stainless steel appliances, large double sink, and custom granite tile. The main living area is surrounded by picture windows for a view of the property and the lake. It features 16 foot ceilings, a wood burning stove, and French doors opening to the patio. Temperature in the home is very economically maintained by a Ground Source heating and cooling system and ceiling fans throughout. An extra-large mudroom and storage area serves as transition from the house to the barn. The horse barn is spacious and consists of 7 oversized 12'x24' Priefert Stalls and a 12'x24' tack/grain room. There is an 11'x50' hay loft over the concrete ally-way, the stalls are open at the back for easy access and maintenance. The pasture is native grass, mostly level and open with just enough oak and hardwood trees for shade and shelter. There is a beautiful four acre stocked private pond with trophy size Large-Mouth Bass, Crappie, and Bluegill.

Property Highlights

Acreage: 57 Acres m/l

Location: 2 hrs. SE of OKC,
1 1/2 hrs S of Tulsa.

Closest Town: McAlester, OK

Access: 1/2 mile off of
Highway 270

Taxes: \$ 858.72

Topography: Flat to Gently
Sloping with a small Creek
Bed and a 4

Improvements: Main house
with 7 stall horse barn, pond,
boat dock,

Home Sqft: 3200

Bedrooms: 3

Baths: 2

Forage: Native grass mix

Capacity: 12 to 15 Cow/calf
pairs.

Water: 4 acre pond, seasonal
creek.

Wildlife: Deer, turkey, geese,
ducks and other native species,

Utilites: Rural water and
electric, access to natural gas

Development Potential
Excellent, county roads on
either side of the property

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 2005-2020 All Rights Reserved

Joel Chisum

Accredited Land Brokers Team Brokered
by EXP Realty

918-370-0157