



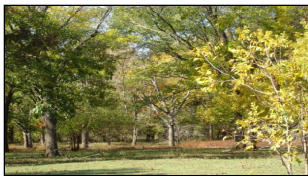
WorldClassRanches.com
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World Class Ranches Team Brokered by EXP Realty

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

Canadian River 210-skb

\$545,000.00



Amazing land and home sited on the Canadian River was developed for horses and features all smooth wire and pipe fencing. The horse barn contains 3 stalls and a tack room and exterior wash rack. The headquarters also features a hay barn, and equipment barn and shed, wooden round pen, pipe corrals, and loafing sheds. The 40 acre pecan grove awaits your attention. The soils are sandy to sandy loam, with ample room for a riding arena. Approximately 80 to 90 acres is open with the option of opening additional land for pasture. The 1/8 to 1/4 mile of Canadian River frontage allows great access for recreational purposes. The custom home features 4 bedrooms, 3 baths, and office, two large living rooms, each sporting beautiful fireplaces, a large kitchen, formal dining, and breakfast nook and large finished basement/storm shelter. The home has been updated with bamboo, wood and tile flooring. The custom kitchen features 2 cooktops, & double ovens. The hall bath is large with double vanities. The master suite is huge with an enormous bath with double vanities, step in shower, 2 walk-in closets and a walkout to the patio. The home also features 2 CH/A systems, 2 water heaters. The property also has a 2nd water meter that is already in place. Water is piped to the barns and corrals from the water meter at the house. Call Sandy Bahe at 918-470-4710 or toll free at 844-ALB-LAND for further details or to schedule a viewing.

Property Highlights

Acreage: 210 acres m/l

Location: 1.5 hours east of OKC, OK, 1 hour south of Tulsa, OK

Closest Town: Dustin, OK

Access: County road

Topography: Flat to very gently rolling

Improvements: Home, barns, stalls, catch pens, wooden round pen, all

Home Sqft: 3444

Bedrooms: 4

Baths: 3

Forage: Mixture of Bermuda grass, and native and cool weather

Capacity: Approx. 25 pairs

Water: Three ponds

Wildlife: Whitetail deer, turkey, squirrels, Dove, Quail, and

Utilites: Rural water, septic system, electricity.

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