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# Accredited Land Brokers Team Brokered by EXP Realty

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

**Spring Creek Farm 9.74-jc/skb**

**\$292,500.00**



Beautiful Property in the High Hill neighborhood on 10 scenic acres. Recently updated 2,482 square foot home, 40x60 Horse Barn, Hay Shed, 4 Loafing Sheds, Round Pen, Large RV Shelter, and 8 Acres of Wooded Pasture. The house is warm and inviting with plenty of room and features 4 bedrooms, 3 1/2 baths, office, mud room with separate entry, and a wood-burning stove. The Horse Barn is 40' x 60' with concrete floor, 8 stalls, wash rack, tack room with office space, medicine counter with sink, and washer & dryer and can easily be converted to the extra large shop you've only dreamed about. Over half of the acreage is beautifully wooded wildlife habitat with a creek and a live spring. There is a shed for storage of hay and bedding and 4 loafing sheds, each in a good sized corral. Top all of that with a covered patio, a storm shelter and a big, beautiful backyard and you have a place custom made for the horse enthusiast or anyone who wants to enjoy country living with plenty of room for toys and livestock. Call Joel and have a look!

## Property Highlights

**Acreage:** 9.74 Acres

**Location:** 1 1/2 hrs. S. of Tulsa, 3 hrs. N of Dallas

**Closest Town:** McAlester, Oklahoma

**Access:** Paved County Road

**Taxes:** \$1,795.53

**Topography:** Level to Sloping

**Improvements:** House, Garage, Horse Barn, 5 Sheds, RV Shed.

**Home Sqft:** 2482

**Bedrooms:** 4

**Baths:** 3.5

**Forage:** Native Grass Mix

**Water:** Seasonal Creek, Pond, Live Spring.

**Wildlife:** Deer, Turkey, Native Species

**Utilites:** Rural Water, Electric, Butane, Septic.

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