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World Class Ranches Team Brokered by EXP Realty

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

Bristlecone Road 152 Acres-SKB-JC

\$659,900.00



Beautiful, custom, one-owner home on 152 acres of pasture with approximately 600 pecan trees. The 1.5 story home features four bedrooms and three baths downstairs, with a large second master/apartment upstairs. The home is in very nice condition with two living areas, each with its own fireplace, and a huge, well laid out kitchen with upscale appliances. The oversized master bedroom includes two large walk-in closets, sitting/exercise area, large bath with jetted tub and a 4'X6' step-in shower. The land sports a 40'X40' tractor shed, 36'X48' horse barn with four stalls, water and electric, a 30'X50' pecan/storage barn and approximately 600 mature pecan trees. The property is fenced and cross-fenced, eight ponds for the livestock, and some extraordinary soils. The Guest house is a 2013 Oak Creek mobile home that is owned separately and can be purchased separately at an asking price of \$50,000.00 or removed from the property. The property also has three water meters, and three electric poles for electric supply outlets. See the attached amenities list for detailed information about all the upgrades and amenities that the property has to offer. Call Sandy Brock Bahe or Joel Chisum for additional information or to schedule a viewing. Sandy at 918-470-4710; Joel at 918-370-0157, or Toll Free at 844-ALB-LAND.

Property Highlights

Acreage: 152 Acres

Location: 45 minutes south of Tulsa, OK

Closest Town: Okmulgee, OK

Access: Paved county road

Taxes: \$3,521.52/year

Topography: Flat to every so gently rolling

Improvements: Home, barn, shop, fencing, pecan trees, ponds

Home Sqft: 3900

Bedrooms: 5

Baths: 4

Forage: Bermuda, Clovers, native grasses

Water: Stock ponds

Wildlife: Whitetail deer, turkey, squirrels & others

Utilities: Electricity, Rural water, Septic System

Development Potential
Property can be subdivided

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