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World Class Ranches Team Brokered by EXP Realty

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

Friendship Ranch & Home 70-SKB

\$457,500.00



All the work is done! The Seller is a contractor and has just completed a comprehensive remodel on the home. The house features 4 bedrooms, 2.5 bathrooms, a large Kitchen/living/dining combination with windows looking out over the pasture. Features include: granite countertops, beautiful tile flooring, custom cabinets with pull out drawers, amazing deco tile trim and accents in deep rich neutrals, new windows, new metal roof, new doors, central heat and air, with a backup propane space heater. Pick apples from the apple tree in the back yard to eat or make goodies with in the updated kitchen. All these attributes come together to make this a warm, welcoming and efficient home. The land consists of above average soils with a good stand of grass already in place. The shop is wired for 220 electrical, and there is an equipment shed. A well supplies water to the house, however, rural water is available on the southwesterly portion of the property. The property has a perimeter fence and a catch pen for your livestock. The two ponds provide water for the livestock and the north pond is stocked with Catfish, and Large Mouth Bass. This is a beautiful, well-maintained property waiting for you. Call Sandy Brock Bahe for additional information or to view at 918-470-4710 or Toll Free at 844-ALB-LAND.

Property Highlights

Acreage: 70 Acres

Location: 2.5 hrs. N of Dallas, & 2 hrs. SE of OKC, OK

Closest Town: McAlester

Access: County road

Taxes: \$771.15/year

Topography: flat to very gently rolling

Improvements: Home, shop, ponds, fencing, Rock Cabin

Bedrooms: 4

Baths: 2.5

Forage: Bermuda Grass and native grasses

Capacity: Currently running 30 cows + 10 heifers

Water: 2 ponds

Wildlife: Whitetail, squirrels, turkey, dove, and other

Utilities: Well water, septic, electric (rural water)

Development Potential
Could be subdivided

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