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World Class Ranches Team Brokered by EXP Realty

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

Stigler Home and 16 acres-skb

\$329,900.00



Exceptional Ranchette! Just minutes from Stigler on a county road, yet a rural, peaceful setting. The 16 acres is almost flat, with fertile soils and features a young fruit orchard of about 25 trees such as peach, pear, plum, apple and others. The custom home sits within a yard sprinkled with large shade trees. The 3100' home incorporates luxury features within a warm environment that is inviting and restful. Upscale amenities include a GE Monogram six-burner propane cook stove with grill/griddle and two ovens, and commercial size vent hood, Bosch dishwasher, pantry, and granite counter tops. Wood flooring, along with stone and tile; the unique sinks, custom-cut stone steps leading upstairs, all wood interior doors, 3-zone central heat and air system, 2 large water heaters are additional features that add to the comfort and ambiance of the home. The perimeter is all fenced and a pond and spigots from the rural water provide abundant water for livestock. The barn/guest quarters features a large romp room with heating and cooling, 18' cedar lined closet and 3/4 bath; the barn portion has a tack room, storage room, work area, and office. There are steel pins and horse runs also. A large craft building could also accommodate additional guests and the potting shed has hookups for an additional laundry room and also has heating and cooling. See the Upgrades and Amenities List for additional details. Call Sandy Brock Bahe at 918-470-4710 or Toll Free at

Property Highlights

Price Per Acre:

Acreage: 16 acres

Closest Town: Stigler

Access: County road

Taxes: \$1382.32 per year

Topography: Flat open pasture, mature shade trees

Improvements: Home, barn, guest quarters, steel pens, pond

Home Sqft: 3100

Bedrooms: 3

Baths: 2.5

Forage: Bermuda grass and clovers, including Crimson

Water: Pond for the livestock, and water hydrants

Wildlife: Deer, turkey, dove, etc.

Utilites: Electricity, rural water, 2 septic systems

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