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# World Class Ranches Team Brokered by EXP Realty

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

**Wister Ranch 372-skb**

**\$1,272,680.00**



372 acres with a 3695 sq. ft. home, just off the highway but with a private setting. The home features 3 bedrooms, 3.5 baths, two master suites and two kitchens. The original part of the house was built in 1983 with a 2000+ sq. ft. addition in 2005 and includes a large master suite with huge walk-in closet, and large 3/4 bath, open concept living/kitchen/dining area with a stone wood-burning fireplace, beautiful Oak cabinetry and solid Oak doors and trim. The original portion of the house features 2 bedrooms, nice den with vaulted ceiling and woodburning fireplace insert (heat is carried through the home in the CH/A ducts), and walk-out to large deck on the back of the house. The house has two water wells, zoned CH/A, Craft room, 2 utility rooms, safe room with 10" ceiling and cinder block walls, 2 car attached garage. The land is about 275 acre open pasture with the remainder being mature trees. The property is cross-fenced into nine pastures and 11 ponds provide ample water for livestock. Forage consists of Bermuda and native grasses. The land is mostly level to gently rolling terrain with the very northwest corner having large mature trees fenced off from the pasture to provide cover for wildlife. The headquarters is nestled in a grove of trees with beautiful views of the pastures and hills from the back of the house. The owners run cattle as well as harvest hay for their cattle and to sell. Call Sandy Brock Bahe at 918-470-4710 or Toll Free at 844-WCR-LAND.

## Property Highlights

**Acreage:** 372 acres

**Location:** 45 min. SW of Ft. Smith, AR

**Closest Town:** Wister, OK

**Access:** Gravel drive off of county road

**Taxes:** \$2,881.31/year

**Topography:** Flat meadows to rolling forest

**Improvements:** Home, Barn, shop, fencing, ponds

**Home Sqft:** 3695

**Bedrooms:** 3

**Baths:** 3.5

**Forage:** Bermuda Grass and native grasses

**Water:** 11 Ponds

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

**Utilities:** 2 Wells, electricity, Septic systems

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**Sandy Brock Bahe**

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**918-470-4710**