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Your Brand for Ranch & Trophy Properties

World Class Ranches Team Brokered by EXP Realty

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

Texanna Sportsman's Estate 225-jc

\$674,000.00



The centerpiece of this beautiful combination ranch is the nicely appointed, custom-built home. Features include crown molding throughout, granite counter-tops, custom wood cabinetry, stained concrete and tile floors, stainless steel appliances, built in study in the master bedroom, a jetted tub in the master bath, and a large, shaded patio. The home is situated at the bottom of the mountain and fronted by a pipe fenced pasture perfect for horses or some cattle. The outbuildings are a 54'x40' Quonset barn, a craft studio, and a small storage shed. Extensive trails lead you from there to the large stocked pond or up the mountain to a sportsman's paradise. The topography on this property is as varied as any you will find, ranging from fertile bottoms to tree covered slopes to unique rock formations to mountain top views of the surrounding ranch lands and Lake Eufala. Wildlife of all kinds find refuge on the mountain as most of the surrounding area is meadow and pasture. This one of a kind property deserves a look and once you do, it's hard to leave! Call Joel to schedule your showing.

Property Highlights

Acreage: 225 Acres

Location: 75 mi. SE of Tulsa, 60 mi. W of Ft. Smith, AR

Closest Town: Checotah, OK

Access: Paved Road, 1/2 mile Gravel Road.

Taxes: \$2918.71

Topography: Level to Moderate+ Sloping.

Improvements: Home, Quonset Barn, Craft Studio, Storage Bld

Home Sqft: 2404

Bedrooms: 3

Baths: 2

Forage: Hardwood Timber, Native Grass Mix.

Capacity: 20 - 25 Cow/Calf Pairs.

Water: 3 Ponds, 2 Small Creeks.

Wildlife: Deer, Turkey, Waterfowl, Native Species.

Utilites: Rural Water, Electric, Propane.

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Joel Chisum

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918-370-0157