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World Class Ranches Team Brokered by EXP Realty

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

Stigler Ranchette 11.4 - skb

\$294,500.00



Very well kept ranchette designed by horse-lovers. The 3 bedroom 2.5 bath grey stone home is in very nice condition and features an open floor plan with wood Parkay flooring in the bedrooms and hallway; tile in the bathrooms, kitchen/dining area and carpet in the living room. It also sports a large laundry/mud room accessed off the carport and a nice sized storage room. Front and back covered patios afford the opportunity to enjoy the nice pasture views and large Oak shade trees. Approximately 4700 feet of horse-friendly pipe and cable fencing separates the 5 paddocks. Start enjoying your horses in the covered and lighted arena (60' X 80'). The 40' X 40' barn, and the three loafing sheds (2-16' X 24' and 1-16' X 48') and the centrally located storage building all come together to make this homestead user friendly and ready to go! The Sellers are willing to sell the 4.2 acres on the east separately, leaving 7.2 with the improvements. Call Sandy Brock Bahe at 918-470-4710 or Toll Free at 844-WCR-LAND for additional information or to view.

Property Highlights

Acreage: 11.4 acres

Location: 1.5 hrs S of Tulsa, OK

Closest Town: Stigler, OK

Access: State HWY 9

Taxes: \$559.60/year

Topography: Very gently rolling meadows

Improvements: Home, barn, arena, pipe&cable fencing, sheds

Home Sqft: 1578

Bedrooms: 3

Baths: 2.5

Forage: Bermuda Grass, lots of Clover, some natives

Water: Automatic, frostless waterers

Utilities: Electric, septic systems, natural gas, rural water

Development Potential The property can be divided

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