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## World Class Ranches Team Brokered by EXP Realty

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

**Grand Lake Ranchette 62-JJ**

**\$995,000.00**



Grand Lake Ranchette is the perfect place for those who want to enjoy country living near one of the premier lakes in the region with the potential for a small commercial endeavor on a portion of the property. The property features a Luxurious custom home on 62 plus acres located less than one mile from beautiful Grand Lake located just outside the small country lake town of Ketchum, Oklahoma. The house features an open floor plan with wood flooring and custom wood trim in the living areas. The master bedroom is spacious and features a over-sized whirlpool tub, his and her vanities and a walkout to the swimming pool. The kitchen is open to the living area with an island and features custom wood cabinetry, granite counter tops and an island. The open grassland surrounding the house is routinely harvested for hay or could be used for a small herd of livestock. Other amenities include a large in-ground pool with a very nice pool house that includes a restroom and shower all surrounded by an expertly landscaped yard with numerous trees. There are fenced areas with heated and air conditioned shelters for occasions when pets may need to be outside an extended time. Call Jordan Johnson with questions or to view at 580-230-9363 or Toll free at 844-WCR-LAND.

### Property Highlights

**Acreage:** 62.69 Acres

**Location:** About an hour from both Tulsa and Joplin, MO

**Closest Town:** Ketchum

**Access:** Paved State Highway

**Topography:** Flat

**Improvements:** Pool, Pool house, Storage Buildings

**Home Sqft:** 2847

**Bedrooms:** 3

**Baths:** 3.5

**Forage:** Bermuda, fescue, native, clover, rye

**Capacity:** 10-15 cows or horses

**Water:** Municipal, pond

**Wildlife:** Deer, squirrels, rabbits

**Utilities:** Electric

**Development Potential** 1/2 mi Hwy frontage near Ketchum & Grand Lake

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