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# World Class Ranches Team Brokered by EXP Realty

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

**Wister Ranchette 15 -SKB**

**\$417,500.00**



Lovely home on approximately 15 acres. Home features about 3695 sq. ft. of living space plus a two car attached garage, three bedrooms, 3.5 baths, open formal living and formal dining with fireplace, den with fireplace, breakfast nook, zoned central heating and cooling, craft room, utility room with deep sink, gorgeous kitchen with beautiful custom Oak cabinetry, Oak trim, safe room (with 10" ceiling and cinder block walls). The home also features a second master suite, and kitchen. Also included is a 30'X40' shop, and a barn. Large mature hardwoods provide shade and cooling for the home and yard. The home sits back off of Highway 270 and a forested green belt provides a buffer and privacy from the highway. There are many recreational opportunities in the area. Lake Wister is only five miles via paved road from the property, Talimena Skyline Drive is also nearby, as are several lakes and Wildlife Management areas. Ft. Smith, Arkansas is about 45 minutes away and affords shopping and dining, and entertainment venues. Call Sandy Brock Bahe at 918-470-4710 or Toll Free at 844-WCR-LAND to view or with questions.

## Property Highlights

**Acreage:** 15 acres

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

**Closest Town:** Wister, OK

**Access:** County road, just off HWY 270

**Taxes:** \$

**Topography:** Gently rolling

**Improvements:** Home, Barn, shop, fencing, 2 wells

**Home Sqft:** 3695

**Bedrooms:** 3

**Baths:** 3.5

**Forage:** Bermuda and native grasses

**Water:** 2 wells, small pond

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

**Utilities:** Electricity, 2 wells, septic system

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**Sandy Brock Bahe**

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