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## World Class Ranches Team Brokered by EXP Realty

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

**Wister Ranchette 35-SKB**

**\$452,500.00**



35 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 house is nestled in a grove of trees with beautiful views of pastures and hills from the back of the house. The area offers many recreational opportunities as Lake Wister is just five miles from the property, Talimena Skyline Drive is nearby along with Wildlife Management areas. Ft. Smith, Arkansas is about 45 minutes away with many recreational, entertainment, dining and shopping venues. Call Sandy Brock Bahe at 918-470-4710 or Toll Free at 844-WCR-LAND.

### Property Highlights

**Acreage:** 35 acres

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

**Closest Town:** Wister

**Access:** County road

**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, seasonal stream

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

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

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**Sandy Brock Bahe**

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**918-470-4710**