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World Class Ranches Team Brokered by EXP Realty

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

Buffalo Mountain Custom Retreat On 90 Acres-SKB

\$439,000.00



A delight for the senses, this property is for those buyers looking for an amazing combination property that is immaculate and ready to move in and enjoy. Drive from the paved county road through your gated entrance and up the winding drive past ponds and a lake into the property to the home and shop. You will be in wonder at the breath-taking mountain views! The 1724 sq. ft. home features three bedrooms, two full baths and a large laundry room. The beamed cathedral ceilings will catch your attention along with the large double-sided stone fireplace that is sited between the living area and the kitchen/dining area. The massive windows across the front of the living area provide awe inspiring views of the ever changing mountains. The remainder of the house features 10 foot ceilings, nice crown molding, granite counter-tops. Two bedrooms feature atrium doors leading to the outdoors and awaited adventures. The sellers have taken great pride in the maintenance of the property. The two story shop sports two 10-foot wide overhead doors, and a walk-in door. The well and the storm shelter are located inside the shop. The construction is impressive with heavy steel beams and a complete second story with staircase. The property is about 40% open pasture, has seven ponds. The forested areas has a mix of hardwoods, large pine trees and prepared ATV trails for your exploration and and hunting enjoyment. Call Sandy Brock Bahe at 918-470-4710 or Toll Free at

Property Highlights

Acreage: 90 Acres

Location: 3 Hrs. N of Dallas
& 2.5 Hrs. SE of OKC, OK

Closest Town: Talihina, OK

Access: Paved county road
frontage

Taxes: \$1501.22/year

Topography: Gently rolling
pasture, wooded hill

Improvements: Home, shop,
storm shelter, some fencing

Home Sqft: 1724

Bedrooms: 3

Baths: 2

Forage: Bermuda grass,
clovers, native grasses

Capacity: 10 Pair

Water: 7 ponds, nice seasonal
stream

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

Utilites: Electricity, well
water, septic system

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