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# World Class Ranches Team Brokered by EXP Realty

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

## Hoyt Arena Ranchette 36-MP

## \$280,000.00



Nestled in the quiet Hoyt community near the Eufaula Dam and Canadian River, this 36 acre ranchette has quick access to Highway 9 and the communities of Stigler and Eufaula, Oklahoma. The property features 90 percent open pastures with native grasses that borders a timber lined cove which supports local wildlife including deer that frequent the property. The unique amenities include: a brand new steel framed 40x180 ft arena ready to be finished to your liking with access to water and electricity, newer pole barns that include stables, a shop area, tack room and 2 turn out paddocks. The two stocked ponds provide abundant water for livestock and wildlife. This property also boasts two cross fenced pastures with all new fencing and a 1296 square foot 3 bedroom 1.5 bath home with a bonus room that includes a walk in closet and an in ground storm shelter on site. This is quiet country living at it's best!! Move in ready! Call Melanie Pennebaker @ 918-448-2001 to schedule a showing.

### Property Highlights

**Acreage:** 36 Acres

**Location:** 1.5 hour south of Tulsa 2.5 hours east of OKC

**Closest Town:** Whitefield

**Access:** Hwy 9 and North County Road 4330

**Taxes:** \$583.89

**Topography:** 90% open with flat gentle pastures

**Improvements:** New fencing, Arena, and barns!!

**Home Sqft:** 1296

**Bedrooms:** 3

**Baths:** 1.5

**Forage:** native grasses

**Capacity:** 10-15 pairs

**Water:** 2 large ponds

**Wildlife:** deer, turkey, and native wildlife frequent

**Utilities:** county water and electric

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