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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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