



WorldClassRanches.com
Your Brand for Ranch & Trophy Properties

World Class Ranches Team Brokered by EXP Realty

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

Wister Home and 20 acres-SKB

\$324,900.00



This quality custom-built home is about 2500 square feet and features so many upgrades above the average. Sited on 20 acres with county road frontage this home invites you to experience the tranquility of the beautifully shaded yard, unique stone gazebo, and deep covered porch of three sides of the home. If you have the dream of owning a unique, quality home this one is a must see. The original owner was a contractor and built the home for his family. The main floor consists of the living room with gas log fireplace and surrounding bookcases, beautifully appointed kitchen with farmhouse sink, custom cabinets, dining area, and lots of windows. It also sports a guest bedroom, owners' suite with gas log fireplace, sitting area and entertainment center. The large owners' bath features a step-in shower. There is also a walkout to the covered patio. The large mud/laundry room is also on the main level, and has extra space for a freezer, and extra fridge. On the upper level is a bedroom, large closet, full bath-room and walkout to a cozy balcony looking out over the treed yard and forested area to the south. The downstairs contains a nice bedroom, full bathroom with clawfoot soaker tub, and closet. This area is also the "safe room" area. The home is constructed with low maintenance materials and utility costs are very reasonable for the square footage. Call Sandy Brock Bahe at 918-470-4710 to view or for additional information.

Property Highlights

Acreage: 20 Acres

Location: 4 hrs. N of Dallas,
1 hr SW Ft. Smith, AR

Closest Town: Wister, OK

Access: County Road

Taxes: \$1031.43/year

Topography: Mostly level
terrain

Improvements: Home, Shop,
some fencing

Home Sqft: 2500

Bedrooms: 4

Baths: 3.5

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

Utilities: Electricity, rural
water, septic, propane tank

The information above is from sources deemed reliable, but no warranty or representation is as to its accuracy by the Seller and WCR Land Brokers Marketing Network, LLC (WCR LBMN) and affiliated Brokers. Seller and WCR LBMN expressly disclaim any liability for errors, omissions or changes regarding any information provided for this property. Grass production and carrying capacity vary according to management practices. Water availability will vary by climatic conditions. Surface and Ground water usage may need State Permits. All maps are for illustration only. All offerings, pricing, and information are subject to change at anytime. Copyright 2005-2024 All Rights Reserved

Sandy Brock Bahe

World Class Ranches Team Brokered by
EXP Realty

918-470-4710