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# World Class Ranches Team Brokered by EXP Realty

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

**Slowpoke Ranch 146 ACRES - FULLY FURNISHED, \$780,000.00**



**\*\*EVERYTHING STAYS, HOUSE FULLY FURNISHED, 2 - TRACTORS, 2 - 2020 POLARIS ATVS, BOAT, CAR, FIRETRUCK, FEEDERS, CAMPER, CONNEX BOX, TRAILERS, GUN SAFE, THE LIST GOES ON AND ON!** Here at the Slowpoke ranch, everything is about creating lifelong memories and experiences. Life just slows down when you're out in the country. When you pull up your eye will go right to the 1941 Farmall International antique tractor that is sure to start a conversation. A row of beautiful crepe myrtle trees takes you to a well-maintain charming home. The large porch area looks out into a nice yard front yard. The 4 bedrooms, 2.5 bath house has been completing redone. New wiring, plumbing, HVAC ductwork and unit, roof, attic insulation, front and back porch decks, refinished wood floors. You name it, it's been done! The house is decorated to match the country lifestyle, with quality furnishings that will stay. The Master bedroom is just off the large kitchen. Big windows look out into the open backyard entertaining area. Large game room with pool table and foosball. Great for Holidays and reunions with family and friends. The back patio is large and a great place to watch the kids swim in the pool. Can sleep 20 people comfortably between house, bunkhouse, and camper. The backyard is an entertainer's dream. There is a massive steel designed frame that holds 6 porch swings. A large fire-pit with a state-of-the-art underground stereo system is perfect

## Property Highlights

**Acreage:** 146.44

**Location:** 240 Magnolia Lane  
Bennington, OK 74723

**Closest Town:** Bennington,  
OK

**Access:** County Road

**Taxes:** \$667

**Topography:** Flat, gently  
rolling, modest hills

**Improvements:** House, barns,  
buck house, trailer, fencing

**Bedrooms:** 4

**Baths:** 2.5

**Forage:** Native, clovers,  
bermuda, rye and fescue

**Capacity:** 15 cow/calf pairs  
and a few horses

**Water:** Lakes, ponds and  
creek

**Wildlife:** Whitetail, squirrels,  
turkey, bald eagles

**Utilites:** Well, septic system,  
electricity

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