



WorldClassRanches.com  
Your Brand for Ranch & Trophy Properties

# Accredited Land Brokers Team Brokered by EXP Realty

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

**The Stigler Clement house-mp**

**\$145,000.00**



## Property Highlights

**Acreage:** 2.5 Lots

**Location:** Stigler, Ok.

**Closest Town:** 2.5 hrs east of OKC 1.5hr south of Tulsa

**Access:** Hwy 9 and Broadway Street in Stigler

**Taxes:** \$403.61

**Topography:** downtown rural community

**Improvements:** Brand new HVAC & Foundation repair w/cert

**Home Sqft:** 1680

**Bedrooms:** 3

**Baths:** 2

A home like this does not come on the market very often!! A real gem! This unique home has been lovingly and meticulously cared for... **NEWLY INSTALLED HVAC W/WARRANTY AS WELL AS A CERTIFIED FOUNDATION REPAIR WITH WARRANTY!!** This beautiful brick home sits on a corner 2.5 lots in downtown Stigler, Ok. Stigler is a quiet yet bustling tight knit rural community with excellent schools and a growing infrastructure and just an hour in any direction to the bigger cities of Muskogee, Fort Smith, and McAlester. Nestled in the heart of this community is this 3 bedroom, 2 bath quality brick home, with spacious bedrooms, a large master suite, breakfast nook, formal dinning room, bonus room, screened in large porch sitting area, an air tight sealed quality storm shelter, a spacious 2 car attached garage, a large open unfenced yard area, and a paved parking area next to the garage. This home was built in 1960 and features many of the original amenities that are so well cared for they are in like new condition but with a few upgrades as well. This home could be a **SPECTACULAR** flip with some simple updates... but it is so well taken care of it is move in ready now!!! Don't miss this one! Seller is open to ALL serious offers...Give Melanie Pennebaker a call for a showing at 918-448-2001

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 2005-2022 All Rights Reserved

**Melanie Pennebaker**  
Accredited Land Brokers Team Brokered  
by EXP Realty  
**918-413-8319**