

Listing #1



24405 CALHOUN RD., Shady Point, OK 74956

List Price	\$649,000
Status	Active for Sale
Listing ID	10937678
Property Type	Farm/Estate
County	Le Flore
Township	TWP 8N
Neighborhood	RURAL
School	I-20 RURAL
Total Tax	\$2,900
Tax ID	0000-32-08N-25E-0-043-00

ABSOLUTELY STUNNING CUSTOM BUILT HOME SITTING ON 67 ACRES OF HIGHLY PRODUCTIVE PASTURES WITH TWO PONDS, A SMALL WORKING PEN, AND ABSOLUTELY GORGEOUS VIEWS. THIS PROPERTY HAS A CARRY CAPACITY OF A COW TO THE ACRE...AND HAY CAN BE PRODUCED ON THIS PROPERTY AS WELL. THE CURRENT OWNER HAS CATTLE ON IT, AND HAS CUT HAY. BEAUTIFUL HOME THAT SPEAKS FOR ITSELF. THE LANDSCAPING IS BEAUTIFUL THROUGHOUT THE WELL KEPT YARD. PIPE FENCING ALL AROUND THE HOME, AND GOOD BARBED WIRE AROUND THE PROPERTY. THE OWNER HAS TAKEN GREAT DETAIL STYLING UP THE HOME. IT'S A MUST SEE! 3 BEDROOMS, 2 AND 1/2 BATHS, A BEAUTIFUL STUDY THAT IS SURE TO PLEASE. BIG WINDOWS AND CUSTOM CABINETS WITH A BUTLERS PANTRY IN THE KITCHEN. A REAL WOOD BURNING FIREPLACE AND ENTERTAINMENT CABINET WITH CATHEDRAL CEILING IN THE LIVING ROOM ARE TOP NOTCH! HUGE MASTER BEDROOM WITH A HUGE BATHROOM, AND WALK IN CLOSET WITH A SAFE ROOM BUILT IN. THE ATTACHED GARAGE HAS PLENTY OF STORAGE AND ROOM FOR TWO VEHICLES. A NICE SHOP BUILDING WITH ALL KINDS OF POSSIBILITIES. JUST 5 MILES FROM POTEAU, AND FT. SMITH IS 25 MILES AWAY. ALL PAVED ROADS RIGHT TO THE PROPERTY. THE HOME SITS ON TOP OF THE HILL AND THE VIEWS ARE STUNNING! BY APPOINTMENT ONLY...COME TAKE A LOOK!

Property Details

- 3 Total Bedrooms
- 2 Full Baths
- 1 Half Bath
- 2738 Sq. Ft.
- 67.00 Acres
- Built in 2001
- 1 Story
- Available 9/14/2020
- Custom Style
- Slab Basement

Interior Features

- Open Kitchen
- Granite Kitchen Counter
- Oven/Range
- Refrigerator
- Dishwasher
- Microwave
- Garbage Disposal
- Washer
- Dryer
- Stainless Steel
- Appliance Hot Water Heater
- Hardwood Flooring
- Carpet Flooring
- Laminate Flooring
- Ceramic Tile Flooring
- 10 Rooms
- Entry Foyer
- Living Room
- Dining Room
- Formal Room
- Den/Office
- Study
- Master Bedroom
- en Suite Bathroom
- Walk-in Closet
- Kitchen
- Laundry
- First Floor Master
- First Floor Bathroom
- 1 Fireplace
- Wood Stove
- Forced Air
- 2 Heat/AC Zones
- Electric Fuel
- Wood Fuel
- Central A/C

Exterior Features

- Frame Construction
- Wood Siding
- Stone Siding
- Asphalt Shingles Roof
- Attached Garage
- 2 Garage Spaces
- Community Water
- Private Septic
- Deck
- Fence
- Open Porch
- Covered Porch
- Driveway
- Trees
- Utilities
- Stable
- Workshop
- Street View
- Pond View
- Mountain View
- Private View
- Scenic View
- Farm View
- Pond Waterfront

Taxes and Fees

- Tax Exemptions
- Tax Year 2019

Listed By

Tonya Laney, ROADS LESS TRAVELED PROPERTIES 918-647-6335 tonyalaney599@gmail.com

Listing data is deemed reliable but is NOT guaranteed accurate.