



**MLS# :** 35018-82390

**Price :** \$159,000

**Type :** Farms for Sale

**Size :** 25.26 Acres

**Beds:** 4

**Baths :** 2.00

**Year Built :** 1970

**Address :** 14902 Sugar Creek Road , Heavener , Oklahoma , 74953

## FEATURES

- ✓ OKLAHOMA FARM LAND FOR SALE
- ✓ SCENIC MOUNTAIN & VALLEY VIEWS
- ✓ 4 BEDROOM HOME
- ✓ TWO HAY BARNES
- ✓ FENCED & CROSS FENCED
- ✓ HUNTING, FISHING, HIKING
- ✓ POND AND SEASONAL CREEK
- ✓ MONTE SHOCKLEY 918.413-1890

## ABOUT THE PROPERTY

**LOCATION:** Located roughly 5 miles out of the town of Heavener, OK off of Hwy. 128. Area points of interest include the Heavener Runestone, Lake Wister State Park, the Ouachita National Forest, Cedar Lake, the scenic Talimena Drive, Sardis Lake and Broken Bow Lake. There is excellent hunting for whitetail deer, wild turkey, black bear, wild hog, squirrel and other small game in the area. Fishing for crappie, bass, catfish, perch and other panfish can be done in the many local lakes, rivers and streams. Hiking trails, jeep trails and camp grounds are plentiful for the outdoor enthusiast.

**LAND:** The land consists of 25.26 acres that is level. The property is fenced and cross fenced for cattle. There is 1 pond and a seasonal creek. It is 95% pasture with scattered shade trees.

**SERVICES:** Electric, rural water, phone, mail delivery and school bus routes.

**HOME:** This Masonite constructed home with a metal roof was built in 1970 and has 1,840 s.f. of heated and cooled living area. It features a large living room, open

## CONTACT US

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kitchen & dining, utility, four bedrooms and two full baths. It has central electric heat and air. Room dimensions and descriptions include the following:

**CARPORT:** 14.11 x 22, Cement, with sidewalk winding to side patio.

**LIVING ROOM:** 14 x 27, Ceramic tile in the entry, wood look laminate floors, taupe textured walls, white textured ceilings and woodwork, ceiling fan with light and picture window.

**KITCHEN:** 12 x 15, Ceramic tile floors, gray textured walls, white textured ceiling and white woodwork, kitchen cabinets with granite look formica tops, composite farm sink, stainless dishwasher, stainless electric solid surface stove with microwave oven above. There is a door off of the kitchen going out to carport.

**DINING AREA:** 10 x 12, Gray textured walls, white textured ceilings, white woodwork, ceramic tile floors, wood beam and light fixture. The dining and kitchen is separated by an eating bar.

**UTILITY ROOM:** 5.8 x 6.9, Ceramic tile floors, yellow textured walls, white textured ceilings, white woodwork, and cabinetry above the washer and dryer connections.

**MASTER BEDROOM:** 14.2 x 17.5, Wood look laminate floors, taupe textured walls, white textured ceiling, white woodwork, ceiling fan with light, his and her walk-in closets plus an extra closet with lots of shelving.

**MASTER BATHROOM:** Ceramic tile flooring, taupe textured walls, white textured ceilings, white woodwork, closet, commode, tub with shower, single formica top vanity with cabinetry below, mirror and lighting above.

**BEDROOM #2:** 8.10 x 13, Inlay wood look floors, taupe textured walls, white textured ceilings, white woodwork, closet.

**HALL BATHROOM:** Ceramic tile flooring, tub with shower, commode, single formica top vanity with cabinetry below, mirror and lighting above, taupe textured walls, white textured ceilings, white woodwork and closet.

**BEDROOM #3:** 10 x 12, Wood look laminate flooring, white textured ceiling, white woodwork, textured walls, ceiling fan with light and closet.

**BEDROOM #4:** 10 x 14, Wood look laminate flooring, gray textured walls, white textured ceilings, white woodwork and double closets.

**STORAGE SHED:** 10 x 20, Masonite with metal roof.

**CEMENT PAD:** 20 x 24,

**BARN:** 30 x 40, Metal clad.

**BARN:** 30 x 80, Metal clad.

**PRICE:** \$159,000

**TAXES:** \$765.00

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