

\$110,000

**4 BEDROOM HOME MINI-FARM FOR SALE
OKLAHOMA**

MLS # 35018-82540



MLS# : 35018-82540

Price : \$110,000

Type : Country Homes

Size : 3.5 Acres

Beds: 4

Baths : 2.00

Year Built : 2009

Address : 23503 Picture Rock Road , Poteau , Oklahoma , 74953

FEATURES

- ✓ OKLAHOMA COUNTRY HOME FOR SALE
- ✓ 4 BEDROOM COUNTRY HOME
- ✓ FENCED 3.5 ACRES OF LAND
- ✓ 30 x 40 HORSE BARN
- ✓ AREA HUNTING, FISHING, CAMPING
- ✓ POLE BARN & STORAGE BUILDING
- ✓ SCENIC MOUNTAIN VIEWS
- ✓ HANDY TO POTEAU, OKLAHOMA

ABOUT THE PROPERTY

LOCATION: 23503 Picture Rock Rd, Poteau, Ok 74953. This is a country location about 3 miles South from the city of Poteau. The property fronts for 231 feet along a paved farm to market road. The valley location is located between Sugar Loaf, Poteau and Cavanal Mountains. Wister Lake State Park is about 7 mi. Poteau River is about 2 mi. The larger city of Ft. Smith, Ark is about 28 mi. Dallas is about 4.5 hrs. Oklahoma City is about 3 hrs. Tulsa is about 1.45 hrs.

LAND: Level valley land, rich soils sandy-loam by nature and well suited to fruit, garden crops of all kinds, berries and as pasture for a horse or two which were formerly kept on this place. The 3 acres is all fenced except for one small section along the West side of the yard.

SERVICES: Electric, phone, rural water, school bus route, mail route and LP

CONTACT US

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AGENT



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gas delivery.

HOME: According to county records this home was constructed new in 1983. It is a frame constructed home on a cement slab floor. It has masonite siding above brick veneer which is up to the height of the windows. The home is insulated well and has all thermal windows and doors. It has a newer metal roof. The home has about 1,948 s.f. of heating/cooled living area. Featured are 4 bedrooms, 2 full baths, living room, kitchen/dining combo and a utility room. A room by room description is as follows:

- **Living room:** 14 x 20 with a 10 foot opening from the dining area. The room has wood laminate flooring, light colored painted walls, ceiling fan with light, a wood burning stove setting on a brick base with a brick wall behind the chimney.
- **Kitchen/dining room:** 12 x 20, with white tile flooring and light colored painted walls. The kitchen work area is separated from the dining area by a 6 ft bar. The bar and cabinetry is all oak wood with rolled Formica counter tops. There is about 20 running feet of cabinets on 2 walls, a double sink, disposal and dishwasher built-in. Included in the sale is a free-standing electric smooth top cooking range with oven. Double glass doors open from dining area to rear covered patio.
- **Bedroom #1:** 11 X 11, walls painted country white, ceiling fan with light, 8 ft closet with bi-fold doors, light colored carpeting.
- **Bedroom #2:** 11 x 11, walls painted country white, ceiling fan with light, 8 ft closet , light colored carpeting.
- **Master bedroom #3:** 12 x 21, painted walls, light colored carpeting, his and her walk-in closets, double French doors to outside, ceiling fan with light, private bath adjoins.
- **Master bedroom bath:** White tile floors, shower unit, Jacuzzi bathtub tile enclosed, 5 ft marble top vanity, plate glass mirror above vanity along with lighting, commode.
- **Hall bathroom:** Tile floor, vanity with mirror, tub/shower combo unit, commode.
- **Bedroom #4 or bonus room:** 12 x 16, vaulted ceiling, sliding glass patio doors to outside rear patio/porch, tile in front of doors with light colored carpeting, walk-in closet. This room currently and is suitable for a den and/or office.
- **Utility room:** About 6 x 8 with papered walls.
- **Hall utility closet:** Washer and dryer hookups are in the hall of this home.
- **Heating & cooling:** All electric with new unit installed about 4 years ago.
- **Front porch:** 4 x 12, cement floor, roof over porch.
- **Rear porch:** 10 x 20, cement floor, roof over porch.
- **Rear patio:** 12 x 20, cement floor, roof over patio.
- **Car canopy cover:** 18 x 20

OUTBUILDINGS:

1. Barn: About 30 x 50, pole type construction with metal roof and siding with storage inside, machine shed and stalls where horses were previously kept.

2. Storage: About 8 x 10, frame construction, masonite siding, composition roof.

TAXES: \$996.65

PRICE: \$110,000

COMMENTS: Very nice tract of land in rural setting but very near the city of Poteau. Two golf courses, hospital, schools, shopping, college and medical clinics are within a 10 minutes drive. The home is in good condition outside with nice paint and newer all-metal roofing. The seal on a couple of the thermal windows has leaked and these need new glass installed. The home is perfectly livable, but inside some touch-up, painting and carpet cleaning or replacing is needed if you want a perfect home. It appears that most of the needed repairs can be handled by anyone with a little experience. This is really a lot of home for the price and is a place with lots of room around your home where you can grow a garden, have fruit trees and even keep a horse or two if you wish.