

# HORSE RANCH/HOBBY FARM 14.46 ACRES

1,456 Sqft - 12346 SE 1042 AVE, Talihina, Oklahoma 74571



## Property Description

Places like this one are very rare! You'll have to look a long time to find a more scenic home that is easy to access and at the end of a dead-end road. The home is a 1998 double wide that is 28X52 (1456sqft). It has been very nicely updated and remodeled except for one bathtub. The lucky new owner can install their own dream tub! There are 3 nice bedrooms. One bedroom is being used as a pantry and storage but could easily be put back into use as the 3rd bedroom. The kitchen, dining, living area is an open floor plan with butcher block island. All in all, this is a very nice home. This wonderful home would be perfect for a family or some empty nesters. The home is just the beginning of this awesome estate. There is 14.46 total acres that is like a state park. The land is very scenic with mature Pine Trees, Oak etc. Creating a very desirable pasture your horses or livestock! This home would great for horse people or folks that need some room for their livestock. Bermuda and Bahia are the dominate grass on this spread and the soil is rich and would make for great gardening. there is also, 2 nice ponds for water. There is a very nice 16X32 wood working shop that could be used for hay, feed and or tack or whatever your imagination dictates. The

## Basic Details

Property Page Title:	<b>HORSE RANCH/HOBBY FARM 14.46 ACRES</b>
Property Type:	<b>House With Land</b>
Listing Type:	<b>For Sale</b>
Listing ID:	<b>1217</b>
Price:	<b>\$298,500</b>
View:	<b>Land</b>
Bedrooms:	<b>3</b>
Bathrooms:	<b>2</b>
Square Footage:	<b>1,456 Sqft</b>
Year Built:	<b>1998</b>
Acres:	<b>14.46</b>

chicken house is awesome with a large pen so your girls will have plenty of room to frolic in the sun. There is a nice 20X40 carport that is partially enclosed that would make the perfect run in for your horse or livestock! I could write a book on this unique little ranch, but it would best if you just give us a call for your personal tour. It is only 1/4 mile off of HWY 1/63. Located at Buffalo Valley, OK this is a great location right smack dab in the middle of the most scenic area of Oklahoma. Don't miss it give us a call today!

### Address [Map](#)

:	<b>US</b>
State:	<b>OK</b>
County:	<b>Latimer</b>
City:	<b>Talihina</b>
Zipcode:	<b>74571</b>
Street:	<b>SE 1042 AVE</b>
Street Number:	<b>12346</b>
Floor Number:	<b>0</b>
Longitude:	<b>W96° 57' 7.1"</b>
Latitude:	<b>N34° 45' 5.4"</b>

### Agent [Info](#)

---



Terry Humphreys

📞 (918) 839-2106

✉ [tatransue@yahoo.com](mailto:tatransue@yahoo.com)

---

580-924-9595 - 112 North 9th Avenue Durant, OK 74701

Copyright Red River Realty. All Rights Reserved.