



**\$1,195,000.00**

## **XPCF+JM FORT TOWSON, OK, USA**

<https://sparlinrealty.com>

Hollow Point Ranch is an exclusive 2000 acre ranch style community of rolling hills, lakes, and river access. Located in Fort Towson, Oklahoma, situated approximately 2 hours Northeast of Dallas Fort Worth and 40 miles west of Broken Bow, OK. Purchase will include custom 2,500 sq ft home on 5 acres (rendering shown), waterfront views, [...]

- 3 beds
- 3 baths
- SingleFamilyResidence
- Residential
- Active
- 2500 sq ft



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## **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Lot size:** 217800 sq ft

**Subdivision Name:** Lakeside Ridge

**Bathrooms Full:** 2

**Listing Terms:** Conventional

**Type:** SingleFamilyResidence

**Bedrooms:** 3 beds

**Area:** 2500 sq ft

**Year built:** 2023

**Lot Size Acres:** 5

**Bathrooms Half:** 1

**County:** Choctaw

## Rooms

**Rooms Total:** 1

## Building Details

**Architectural Style:** Ranch

**Construction Materials:** BrickVeneer,WoodFrame

**Stories:** 1

**Levels:** One

**Building Area Total:** 2500 sq ft

**StructureType:** House

**Roof:** Metal

**Basement:** None

## Amenities & Features

**Association Amenities:** Other

**Fencing:** CrossFenced,Partial

**Garage Spaces:** 2

**Horse Amenities:** HorsesAllowed

**Window Features:** Other

**Security Features:** NoSafetyShelter

**Parking Features:** Attached,Garage

**Pool Features:** None

**Cooling:** None

**Flooring:** Vinyl

**Heating:** None,Other

**Interior Features:** GraniteCounters,Other

**Utilities:** Other

**Patio & Porch Features:** Covered,Patio

**Appliances:** BuiltInRange,Other

**Sewer:** AerobicSeptic



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# School Information

**Elementary School:** Fort Towson    **Elementary School District:** Fort Towson - Sch Dist (FT1)  
**High School:** Fort Towson    **High School District:** Fort Towson - Sch Dist (FT1)

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# Miscellaneous

**Current Use:** Farm    **Direction Faces:** North  
**Permission:** IDX    **List Office Name:** C21/Harvey Parker Prop  
**Possession:** CloseOfEscrow

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# Fees & Taxes

**Association Fee:** 1000    **Tax Year:** 2023

