



**\$520,000.00**

## 6XRG+3X BENTLEY, OK, USA

<https://sparlinrealty.com>

This 80-acre piece of property is perfect for hunting and running cattle. The property is approximately 60% wooded and 40% pasture. The home on the property would make a good hunting cabin, getaway, or even a permanent residence with a little tlc. Give us a call for your private showing.

- 4 beds
- 2 baths
- ManufacturedHome
- Residential
- Active
- 2432 sq ft



## Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 2 baths

**Lot size:** 3484800 sq ft

**Subdivision Name:** Atoka Co Unplatted

**Bathrooms Full:** 2

**County:** Atoka

**Type:** ManufacturedHome

**Bedrooms:** 4 beds

**Area:** 2432 sq ft

**Year built:** 1998

**Lot Size Acres:** 80

**Listing Terms:** Conventional



**Building Details**

**Architectural Style:** Other

**Construction Materials:** HardiPlankType,Manufactured

**Roof:** Metal

**Building Area Total:** 2432 sq ft

**Stories:** 1

**Levels:** One

**Amenities & Features**

**Cooling:** CentralAir

**Flooring:** Carpet,Vinyl

**Interior Features:**  
LaminateCounters,None,CeilingFans

**Window Features:** Vinyl

**Utilities:** ElectricityAvailable

**Patio & Porch Features:** None

**Pool Features:** None

**Fencing:** BarbedWire

**Heating:** Central,Electric

**Laundry Features:** WasherHookup,ElectricDryerHookup

**Waterfront Features:** Other

**Security Features:** NoSafetyShelter

**Appliances:**  
Dishwasher,Oven,Range,ElectricOven,ElectricWaterHeater

**Sewer:** SepticTank

**School Information**

**Elementary School:** Atoka

**High School:** Atoka High School

**Elementary School District:** Atoka - Sch Dist (J2)

**High School District:** Atoka - Sch Dist (J2)

**Miscellaneous**

**Current Use:** Farm

**Permission:** IDX

**Possession:** CloseOfEscrow

**Direction Faces:** West

**List Office Name:** 4T Land Group, LLC.





# Fees & Taxes

**Tax Annual Amount:** \$256.00

**Tax Year:** 2021

