



\$600,000.00

## 4CR8+PH HAMDEN, OK, USA

<https://sparlinrealty.com>

Welcome to the Ranch that you have always dreamt of! 70 acres of rolling hills with beautiful mature trees. The wrap-around porch welcomes you to sit down and enjoy the views! The quaint home features 3 bedrooms and 2 baths, with a very spacious Kitchen and Large living room. New vinyl plank flooring and fresh [...]

- 3 beds
- 2 baths
- SingleFamilyResidence
- Residential
- Active
- 1456 sq ft



## Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 2 baths

**Lot size:** 3092324 sq ft

**Subdivision Name:** Choctaw Co Unplatted

**Bathrooms Full:** 2

**County:** Choctaw

**Type:** SingleFamilyResidence

**Bedrooms:** 3 beds

**Area:** 1456 sq ft

**Year built:** 1996

**Lot Size Acres:** 70.99

**Listing Terms:** Conventional,USDALoan,VALoan



# Building Details

**Architectural Style:** Ranch

**Construction Materials:** WoodSiding,WoodFrame

**Stories:** 1

**Levels:** One

**Building Area Total:** 1456 sq ft

**StructureType:** House

**Roof:** Asphalt,Fiberglass

**Basement:** None

## Amenities & Features

**Cooling:** CentralAir

**Exterior Features:** GravelDriveway

**Fireplaces Total:** 1

**Fireplace Features:** WoodBurning

**Heating:** Electric,HeatPump

**Interior Features:** HighSpeedInternet,LaminateCounters,WiredforData,CeilingFans,ProgrammableThermostat

**Window Features:** AluminumFrames,InsulatedWindows

**Security Features:** StormShelter

**Parking Features:** WorkshopinGarage

**Pool Features:** None

**Door Features:** InsulatedDoors

**Fencing:** BarbedWire

**Flooring:** Tile

**Garage Spaces:** 3

**Horse Amenities:** HorsesAllowed

**Laundry Features:** ElectricDryerHookup

**Utilities:** CableAvailable,ElectricityAvailable,NaturalGasAvailable

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

**Appliances:** BuiltInRange,BuiltInOven,Dishwasher,Microwave,Oven,Range,ElectricRange,ElectricWaterHeater

**Sewer:** SepticTank

# School Information

**Elementary School:** Antlers

**Elementary School District:** Soper - Sch Dist (S80)

**High School:** Antlers

**High School District:** Soper - Sch Dist (S80)

# Miscellaneous

**Community Features:** Sidewalks

**Direction Faces:** North

**List Office Name:** Fathom Realty

**Current Use:** Farm

**Permission:** IDX

**Possession:** Negotiable

# Fees & Taxes

**Tax Annual Amount:** \$455.00

**Tax Year:** 2022

