



**\$4,200,000.00**

## 3HFH+2R DURANT, OK, USA

<https://sparlinrealty.com>

Beautiful cattle ranch that would give Yellowstone Dutton a run for their money. Dreams of the original Oklahoma land run are amidst on this 140 acres cross fenced for horses or cattle, 3 metal barns (30' x 50') each 3 ponds stocked with crappie, perch and bass. The home is somewhat newly remodeled with new floors [...]

- 3 beds
- 1 bath
- SingleFamilyResidence
- Residential
- Active
- 1134 sq ft



### Basics



**Category:** Residential

**Status:** Active

**Bathrooms:** 1 bath

**Lot size:** 6098400 sq ft

**Subdivision Name:** Bryan Co Unplatted

**Bathrooms Full:** 1

**County:** Bryan

**Type:** SingleFamilyResidence

**Bedrooms:** 3 beds

**Area:** 1134 sq ft

**Year built:** 1944

**Lot Size Acres:** 140

**DaysOnMarket:** 6

## Building Details

**Architectural Style:** Ranch

**Construction Materials:** WoodSiding,WoodFrame

**Stories:** 1

**Levels:** One

**Building Area Total:** 1134 sq ft

**StructureType:** House

**Roof:** Asphalt,Fiberglass

**Basement:** CrawlSpace, None

## Amenities & Features

**Cooling:** WindowUnits

**Flooring:** Laminate

**Interior Features:**  
GraniteCounters,None

**Waterfront Features:** Other

**Security Features:**  
StormShelter

**Appliances:** GasWaterHeater

**Sewer:** SepticTank

**Fencing:** BarbedWire

**Heating:** Gas,Other

**Window Features:** Other

**Utilities:**  
CableAvailable,ElectricityAvailable,NaturalGasAvailable

**Patio & Porch Features:** Porch

**Pool Features:** None

## School Information

**Elementary School:** Silo

**High School:** Silo

**Elementary School District:** Silo - Sch Dist (SI1)

**High School District:** Silo - Sch Dist (SI1)



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## Miscellaneous

**Current Use:** Farm

**Permission:** IDX

**Possession:** CloseOfEscrow

**Direction Faces:** East

**List Office Name:** eXp Realty

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## Fees & Taxes

**Tax Annual Amount:** \$693.00

**Tax Year:** 2021

