



**\$1,820,000.00**

## **6544 NAILS CROSSING RD, CADDO, OK 74729, USA**

<https://sparlinrealty.com>

Stunning Ranch home on 146 Acres. Includes 24×40 Barn, Storm Cellar, Cattle Working Pens, 30×50 Metal Shop. Detached -2 car garage w carport, shed with corrals, fruit trees, 7 Acre Pond stocked with Blue Gill, Small and Large Mouth Bass, catfish and crappie. Abundance of deer and turkey and 2500 feet of Blue River. Interior features, [...]

- 3 beds
- 3 baths
- SingleFamilyResidence
- Residential
- Active
- 2904 sq ft



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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Lot size:** 6359760 sq ft

**Subdivision Name:** Bryan Co Unplatted

**Bathrooms Full:** 2

**DaysOnMarket:** 109

**County:** Bryan

**Type:** SingleFamilyResidence

**Bedrooms:** 3 beds

**Area:** 2904 sq ft

**Year built:** 1995

**Lot Size Acres:** 146

**Bathrooms Half:** 1

**Previous List Price:** \$18,200,000.00

## Rooms

**Rooms Total:** 1

## Building Details

**Architectural Style:** Ranch

**Construction Materials:** BrickVeneer,WoodFrame

**Stories:** 2

**Levels:** Two

**Building Area Total:** 2904 sq ft

**StructureType:** House

**Roof:** Asphalt,Fiberglass

## Amenities & Features

**Cooling:** CentralAir

**Fencing:** BarbedWire

**Flooring:** Carpet,Tile,WoodVeneer

**Garage Spaces:** 2

**Horse Amenities:** HorsesAllowed

**Window Features:** Vinyl

**Security Features:** StormShelter

**Parking Features:** Detached,Garage,Storage

**Pool Features:** None

**Exterior Features:** RainGutters

**Fireplaces Total:** 1

**Fireplace Features:** WoodBurning

**Heating:** Central,Electric,HeatPump

**Interior Features:** None,QuartzCounters,StoneCounters,CeilingFans

**Utilities:** ElectricityAvailable,NaturalGasAvailable,WaterAvailable

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

**Appliances:** BuiltInOven,Cooktop,Oven,Range,WaterHeater,ElectricOven,ElectricRange,ElectricWaterHeater

**Sewer:** SepticTank



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# School Information

<b>Elementary School:</b> Caddo	<b>Elementary School District:</b> Caddo - Sch Dist (CA2)
<b>High School:</b> Caddo	<b>High School District:</b> Caddo - Sch Dist (CA2)

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# Miscellaneous

<b>Community Features:</b> Gutters	<b>Contingency:</b> 1
<b>Current Use:</b> Farm	<b>Direction Faces:</b> North
<b>Permission:</b> IDX	<b>List Office Name:</b> Legacy Premier Properties
<b>Possession:</b> CloseOfEscrow	

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# Fees & Taxes

<b>Tax Annual Amount:</b> \$2,725.00	<b>Tax Year:</b> 2021
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