



**\$359,000.00**

## **6567 LEAVENWORTH TRAIL, CALERA, OK 74730, USA**

<https://sparlinrealty.com>

Approximately 8.5 acres of Leavenworth Trail frontage with a classic ranch style home! Fantastic location for anyone wanting to quickly be in Texas, Choctaw Casino, Durant, or Lake Texoma. Enjoy some privacy or build a few more houses on the extra acreage. Entering the property you're greeted by a long gravel driveway centered in between [...]

- 3 beds
- 2 baths
- SingleFamilyResidence
- Residential
- Active
- 1958 sq ft



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### **Basics**



**Category:** Residential

**Status:** Active

**Bathrooms:** 2 baths

**Lot size:** 370260 sq ft

**Subdivision Name:** Bryan Co Unplatted

**Bathrooms Full:** 2

**County:** Bryan

**Type:** SingleFamilyResidence

**Bedrooms:** 3 beds

**Area:** 1958 sq ft

**Year built:** 1976

**Lot Size Acres:** 8.5

**Listing Terms:** Conventional,FHA,Other

## Building Details

**Architectural Style:** Other

**Construction Materials:** BrickVeneer,WoodFrame

**Stories:** 1

**Levels:** One

**Building Area Total:** 1958 sq ft

**StructureType:** House

**Roof:** Asphalt,Fiberglass

## Amenities & Features

**Cooling:** CentralAir

**Flooring:** Carpet,Concrete,Vinyl

**Interior Features:** GraniteCounters,None

**Window Features:** Other

**Security Features:** NoSafetyShelter

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

**Sewer:** SepticTank

**Fencing:** CrossFenced

**Heating:** Central,Electric

**Laundry Features:** WasherHookup,ElectricDryerHookup

**Utilities:** ElectricityAvailable

**Patio & Porch Features:** None

**Pool Features:** None

## School Information

**Elementary School:** Calera

**High School:** Calera

**Elementary School District:** Calera - Sch Dist (CA3)

**High School District:** Calera - Sch Dist (CA3)

## Miscellaneous



Current Use: Farm

Permission: IDX

Possession: CloseOfEscrow

Direction Faces: East

List Office Name: Brewer Realty Group

Fees & Taxes

Tax Annual Amount: \$2,712.00

Tax Year: 2022

