



\$265,000.00

1252 N 4080 RD, BOSWELL, OK 74727, USA

<https://sparlinrealty.com>

Ranchers and Investors come check out this unique opportunity in Boswell, OK on 5 ACRES! Home features 3 bedrooms 1 full bath. Well water, barbed wire fencing. A flex room that can be converted into a large living area or a master bedroom. There is plenty of room to have chickens, horses, and small farm [...]

- 3 beds
- 1 bath
- SingleFamilyResidence
- Residential
- Active
- 2184 sq ft



Basics

Category: Residential

Status: Active

Bathrooms: 1 bath

Lot size: 226512 sq ft

Subdivision Name: Choctaw Co Unplatted

Bathrooms Full: 1

County: Choctaw

Type: SingleFamilyResidence

Bedrooms: 3 beds

Area: 2184 sq ft

Year built: 1970

Lot Size Acres: 5.2

Listing Terms: Conventional,FHA,USDALoan



Building Details

Architectural Style: Ranch

Construction Materials:
BrickVeneer,HardiPlankType,WoodFrame

Stories: 1

Levels: One

Building Area Total: 2184 sq
ft

StructureType: House

Roof: Asphalt,Fiberglass

Amenities & Features

Cooling: CentralAir

Fencing: BarbedWire

Heating: Central,Electric

Interior Features: LaminateCounters,CableTV,CeilingFans

Window Features: Vinyl

Security Features: NoSafetyShelter

Appliances:
ConvectionOven,Dishwasher,Oven,Range,ElectricOven,ElectricRange,ElectricWaterHeater

Sewer: SepticTank

Exterior Features:
GravelDriveway

Flooring: Tile,Vinyl

Horse Amenities: HorsesAllowed

Laundry Features:
WasherHookup,ElectricDryerHookup

Utilities: ElectricityAvailable

Patio & Porch Features:
Patio,Porch

Pool Features: None

School Information

Elementary School: Boswell

Elementary School District: Boswell - Sch Dist (BO1)

High School: Boswell

High School District: Boswell - Sch Dist (BO1)

Miscellaneous

Current Use: Farm

Permission: IDX

Possession: CloseOfEscrow

Direction Faces: North

List Office Name: eXp Realty





Fees & Taxes

Tax Annual Amount: \$1,015.00

Tax Year: 2022

