



## Peaceable Estate, Pittsburg County, Oklahoma, 25.00 Acres

**\$1,149,000**

- Agriculture, Big Game, House, Lake/Pond

### PEACEABLE ESTATE

This wonderful custom home sits on 25 beautifully manicured acres where deer and other wildlife frequent the open pastures. The mediterranean style residence boasts 5 bedrooms and 4.5 bathrooms and offers privacy while also having breathtaking views from every window. As you enter the residence the living area is bathed in natural light, every corner emits an aura of elegance, striking the perfect balance between warmth and contemporary. Custom amenities such as 12ft ceilings, crown molding, hardwood flooring, as well as high-end lighting create a grandeur of excellence. The master suite is a haven of relaxation with a large aquatic tub and duel walk in closets. All bedrooms are conveniently located downstairs, leaving an upstairs theater/ game room perfect for watching movies or playing a game of pool. The commercial grade kitchen rounds out this magnificent home and features such as; J Rambo cabinets, Viking appliances, huge island, breakfast nook and impressive pantry.

Land: This property is approx. 80% open and can be bailed yearly for hay production. This highly productive pasture would also be ideal for running a few cattle or horses. There is one pond and two creeks that meander through the property

providing year around water for livestock and the native wildlife population. There is several spots of standing hardwood timber that would be ideal for a stand and feeder.

Game: Whitetail deer and Eastern Wild Turkey are plentiful on the property. Pittsburg County is the #1 county in the state for total deer harvest and also boasts several typical and non-typical Boone and Crockett deer.

Barns: Property has 2 barns one is 1,200 square feet with (2) 600 square feet lean to's attached to each side for equipment storage. The other is an 800 square ft barn that was previously used for show animals and is equipped with power and water.

### Main Info

- Street Address : 3735 Peaceable Road
- Lot Size Acres : 25.00 Acres
- Postal / Zip Code : 74501
- Dwelling : Yes
- State / Province : Oklahoma
- County : Pittsburg
- Closest City : Mcalester

### Taxes

Tax Year : 23

Estimated Taxes per year are \$5,831.00

### Broker Info

Tim Diehl

**Tim Diehl**

**Southeastern Oklahoma Realty**

**(P:) 918-429-3621**

**(M:)918-424-3264**

**Tddiehl@sbcglobal.net**

**[seokrealty.net](http://seokrealty.net)**

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Tim Diehl

**Co-listing with: Southeastern Oklahoma Realty, Tim Diehl**

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Tim Diehl is the broker and owner of Southeastern Oklahoma Realty LLC, based in McAlester, Oklahoma. With over 20 years of experience in the real estate industry, Tim has built a successful career spanning sales, development, and rental properties. He specializes in hunting, recreational, and ranching land, helping outdoorsmen, ranchers, and investors find the perfect property to meet their needs. Raised in Oklahoma, Tim possesses firsthand knowledge of the land and a deep understanding of the spirit and pride that Oklahoma landowners carry. His lifelong passion for the outdoors makes him an ideal partner for clients seeking hunting land, cattle ranches, or opportunities for 1031 exchanges. As an avid hunter and sportsman himself, Tim brings unique insight and perspective, allowing him to help clients identify properties that align with both their lifestyle and investment goals. Tim's approach to real estate is grounded in professionalism, integrity, and a commitment to providing clients with the highest level of service. He takes the time to understand each client's goals and works tirelessly to ensure their vision becomes reality. Whether buying or selling Oklahoma land, Tim and his team at Southeastern Oklahoma Realty LLC leverage decades of experience and local expertise to guide clients through every step of the process. For those seeking to purchase or sell hunting land, ranches, or recreational properties in Oklahoma, Tim Diehl is a trusted advisor who combines knowledge, experience, and a genuine love for the land to make every transaction a success.

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