



**Hegwood Creek Estate, Pittsburg County, Oklahoma, 40.00 Acres**

**\$1,205,000**

- Agriculture, Equestrian

**Hegwood Creek Estate**

Description: Hegwood Creek Estate is a one of a kind property that is located near the rural ranching community of Stuart, Oklahoma. This area is sought after by locals for its fertile land and rural values. This fantastic property boast 40 acres of highly productive land, nice shop and an approximate 6,000 sq ft home that has every amenity imaginable. Property only sits 20 miles from McAlester, Ok. which is the county seat of Pittsburg County and offers a regional hospital, great shopping and many dining options.

Stuart, Ok - 4 miles

McAlester, Ok - 20 Miles

Okc, Ok - 103 Miles

Tulsa, Ok - 102 Miles

Dallas, Tx - 177 Miles

Home: This custom home boasts 3 bedrooms, 3.5 baths with approx. 6,000 square ft of living, downstairs has a split floor plan with a large master suite on one end and bedroom and exercise room on the other. The downstairs also offers formal dining, home office, commercial grade kitchen and great room with a custom rock fireplace that centerpiece the space. Upstairs has 1 bedroom, 1 bath and a bunk room/game room great for grandkids and other guests.

This beautifully landscaped property is set-up for outdoor entertaining, complete with outdoor kitchen and fireplace which transitions into a salt water pool surrounded by magnificent landscaping that overlooks a scenic hardwood bottom with Hegwood Creek meandering through the landscape. This home is also handicap friendly inside and out.

Facilities: 30X30 shop complete with bathroom and shower. Property also has and additional storage that was previously used as a greenhouse.

Terrain: 40 acres of gently rolling terrain with 90% open pasture great for running horses or other livestock. Hegwood creek meanders through the property bordered with beautiful hardwoods that provide shade for livestock and native wildlife.

Water: One year round live creek

Game: Property has Whitetail deer, Eastern and Rio Grande turkeys and various other wildlife.

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Show Less

Location

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### Main Info

- Postal / Zip Code : 74570
- Lot Size Acres : 40.00 Acres
- State / Province : Oklahoma
- Dwelling : Yes
- County : Pittsburg
- Closest City : Stuart

### Home Info

- Year Built : 2005
- Baths : 3
- Square Feet Main House : 6000 square feet
- Half Baths : 1
- Bedrooms : 3

### Taxes

Estimated Taxes per year are \$6,616.00

### Broker Info



## **Tim Diehl**

**Southeastern Oklahoma Realty**

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

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

**Tddiehl@sbcglobal.net**

**seokrealty.net**

### **Co-listing with: Southeastern Oklahoma Realty**

Tim Diehl is the broker/owner of Southeastern Oklahoma Realty LLC, located in McAlester, Oklahoma. Tim has over 20 years experience in the real estate industry including sales, development, and rental properties. Tim has specialized in selling hunting, recreation, and ranching land, which has allowed him the opportunity to help many outdoorsmen and ranchers find their perfect properties. Raised in Oklahoma, Tim has firsthand knowledge of the land and knows the spirit that landowners in Oklahoma possess. His passion for the outdoors makes him the perfect person to help you with your purchases of hunting land, cattle land, and 1031 exchanges. Being an avid hunter and sportsman himself gives Tim added insight to help you find your perfect property. Whether you are looking to buy or sell you Oklahoma land, let Southeastern Oklahoma Realty LLC put our experience to work for you!

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