



**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

**Southeastern Oklahoma Realty**

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

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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