

Rancher's Residence
N Walker
Bokchito, OK 74726

\$307,000
48.360± Acres
Bryan County



Rancher's Residence Bokchito, OK / Bryan County

SUMMARY

Address

N Walker

City, State Zip

Bokchito, OK 74726

County

Bryan County

Type

Farms, Single Family, Ranches, Residential
Property

Latitude / Longitude

34.0207 / -96.1426

Dwelling Square Feet

2072

Bedrooms / Bathrooms

2 / 2

Acreage

48.360

Price

\$307,000

Property Website

<https://arrowheadlandcompany.com/property/rancher-s-residence-bryan-oklahoma/30196/>

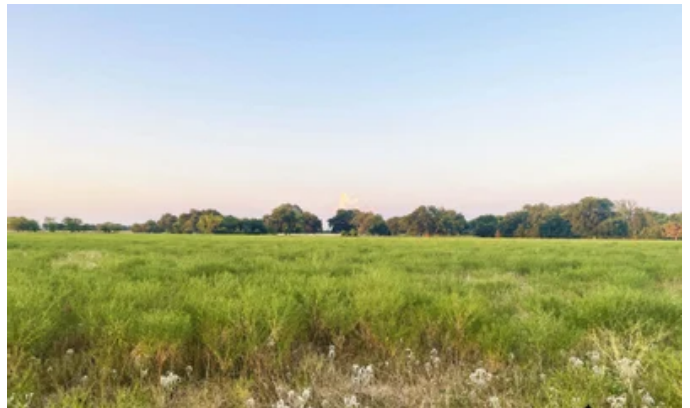


PROPERTY DESCRIPTION

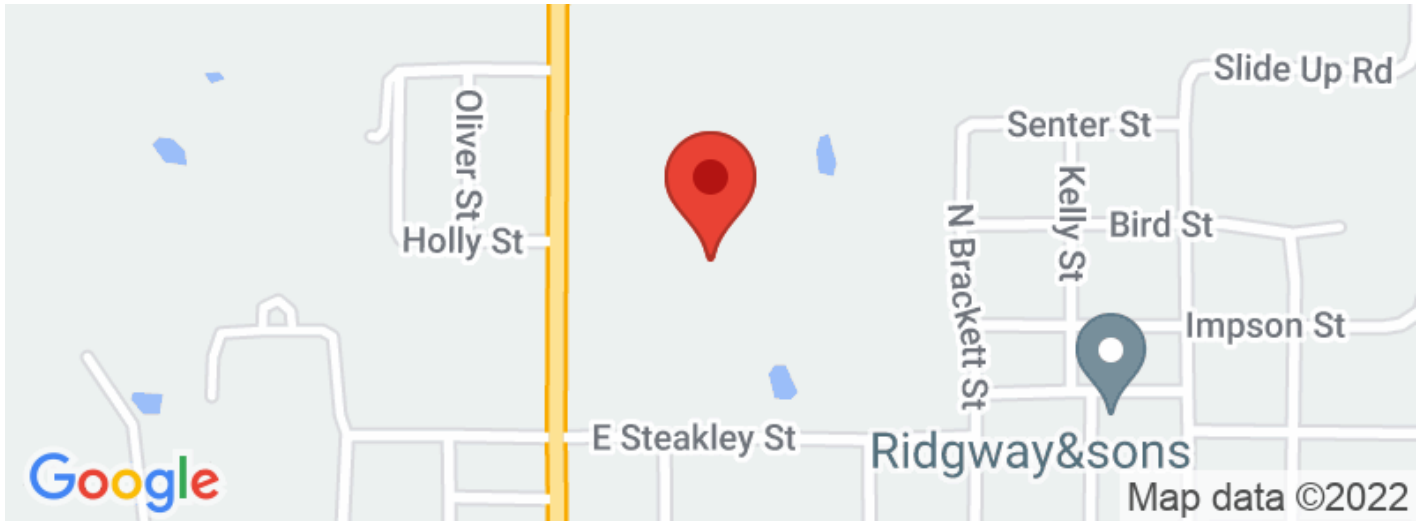
If you are in the market for a home on acreage that is cattle ready, this Bryan County property is a great option for you. Located just outside of Bokchito City limits, this property is in a great location for anyone looking for country living with the benefits of town. The 2 bedroom/2 bath home has a large laundry/mud room with a bathroom attached. Connected to the kitchen and living room are two bedrooms with a Jack and Jill bathroom. There is also a small upstairs room that could be used as a bedroom or craft room. A wood fireplace in the living room will provide heat in the winter and that cozy feeling we all love. This wouldn't be a ranch home without a set of working pens right out of your back door, along with 3 covered sheds/barns that provide storage for equipment such as ATVs and tractors. The beautiful pasture ground is surrounded by a well maintained barbed wire fence and provides plenty of space for a decent herd of cattle. Three separate gated entrances along paved road frontage give you options when it comes to checking and moving cattle. Multiple nice ponds provide a reliable water source and some fun fishing. There are also many towering pecan and oak trees that will shade your livestock through the hot summer months. This farm provides the best of both worlds with cattle grazing in the pasture and Rock Creek High School across the street. The town of Bokchito offers several restaurants, banks, and gas stations; anything else you may need can be found in Durant that is only 20+/- minutes to the west. You aren't going to want to miss out on this opportunity to own your own slice of ranching heaven. All showings are by appointment only. If you would like to schedule a private viewing, please contact Will Bellis at [\(918\) 978-9311](tel:9189789311).



Rancher's Residence
Bokchito, OK / Bryan County



Locator Maps



Aerial Maps



Rancher's Residence
Bokchito, OK / Bryan County

LISTING REPRESENTATIVE

For more information contact:



Representative

Will Bellis

Mobile

(918) 978-9311

Office

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Email

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Address

City / State / Zip

Kellyville, OK 74039

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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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