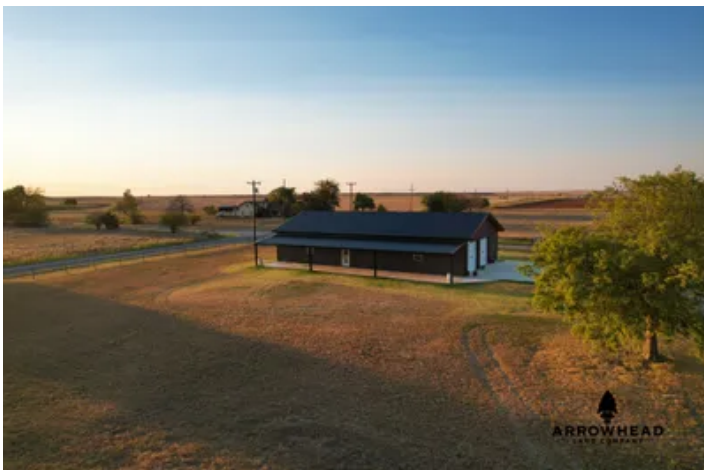


Mountain View Barndominium with Acreage
13304 N 2350 Road
Mountain View, OK 73062

\$349,000
28.660± Acres
Kiowa County



Mountain View Barndominium with Acreage

Mountain View, OK / Kiowa County

SUMMARY

Address

13304 N 2350 Road

City, State Zip

Mountain View, OK 73062

County

Kiowa County

Type

Farms, Hunting Land, Ranches, Recreational Land, Residential Property, Single Family

Latitude / Longitude

35.086101 / -98.792506

Dwelling Square Feet

1200

Bedrooms / Bathrooms

1 / 1

Acreage

28.660

Price

\$349,000

Property Website

<https://arrowheadlandcompany.com/property/mountain-view-barndominium-with-acreage-kiowa-oklahoma/64727/>



Mountain View Barndominium with Acreage

Mountain View, OK / Kiowa County

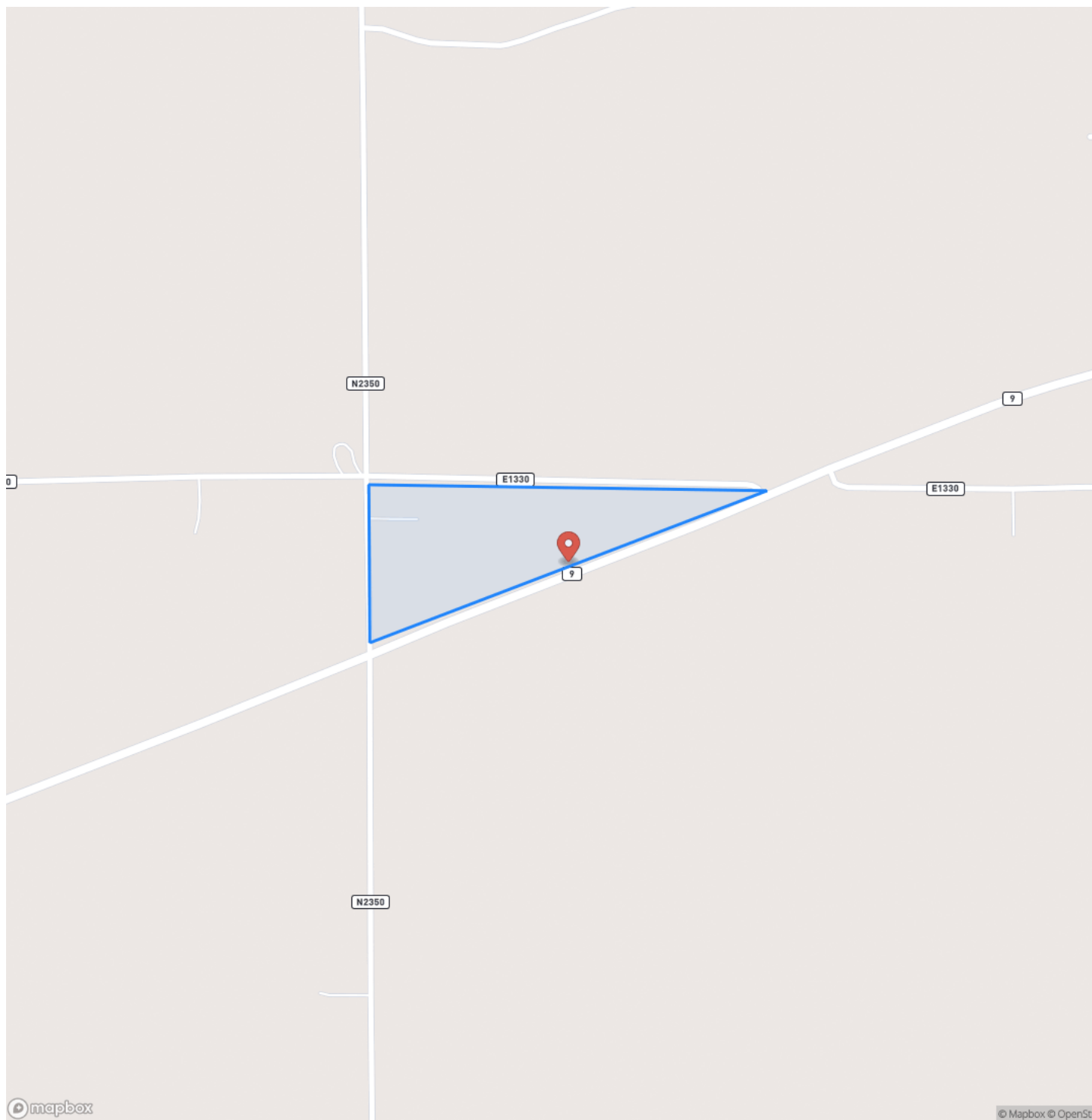
PROPERTY DESCRIPTION

PRICE REDUCED! If you are looking for a country home on acreage with endless possibilities and Wichita Mountain views, then this may be the one for you! This beautiful property is located just west of Mountain View, Oklahoma, right off Highway 9. New fencing surrounds the 28.66 +/- acre property, made up of mostly native grass pasture, which produces several bales of good grass hay with each cutting. It would also make a great pasture for a few cows, horses, or whatever livestock you desire for your own hobby farm. There is a recently dug pond on the property that would be ideal for livestock and could potentially become your own fishing/swimming hole once filled. An old well on the property could potentially be refurbished and used to supplement the pond during dry years. This property is already beautiful but still has so much untapped potential, ready to be realized by the next owners who can put their own personal touches on it and make it their own little slice of heaven. As you pull off the highway and prepare to enter the property, you are greeted by beautiful, painted pipe fencing with clean double gates. Once on the property, the tree-lined gravel driveway leads you to a two-car attached garage adorned with handsome garage doors. As you approach, you will also notice the unattached 25' x 25' shop building, perfect for storing property maintenance tools and meeting all your storage needs. The neatly finished concrete driveway leading into the garage and the 75' x 12' covered front porch, ideal for entertaining and relaxing, offer stunning views of your beautiful acreage and the majestic Wichita Mountains off in the distance. Once inside the house, the first thing you will notice is the open-concept design. It works well for the current owners but also allows for an easy transition into an alternative layout that may better suit your needs. The fine finishes will definitely catch your eye as well, from the stained concrete floors and custom cabinetry to the high vaulted ceilings, stainless steel appliances, and granite countertops. No corners were cut in the construction and finish of this barndominium. The current layout features an open-concept kitchen and living area, an upstairs loft, and a beautiful, spacious bathroom with double vanities and a large walk-in shower. With approximately 1,200 square feet of finished living space in its current layout, you'll find vast potential for expansion. Walk into the current garage, and you will see the large amount of square footage available to finish out to your preference—whether it be additional bedrooms, bathrooms, or entertainment space. The possibilities are numerous, and additions would be easy to complete while still maintaining a true two-car garage. The barndominium is a total of 3,000 square feet. Other notable features include the high-end construction of the home, top-notch concrete work throughout, and closed-cell spray foam insulation from floor to ceiling. You will also find a 3-phase aerobic septic system, a security system, and even a panel and connection for a whole-house generator! So if you are looking for a newly constructed country home on acreage, with all the best infrastructure and little details already thought of, featuring 360-degree views of all that western Oklahoma has to offer, and with the potential to easily grow into something even more spectacular—allowing you to customize the layout that works best for you—then this is the one! Whether you're looking for a forever home, hunting lodge, or Airbnb, this property can be any of those! All showings are by appointment only. If you would like more information or to schedule a private viewing, please contact Josh Candelaria at [580-660-1167](tel:580-660-1167).

Mountain View Barndominium with Acreage
Mountain View, OK / Kiowa County



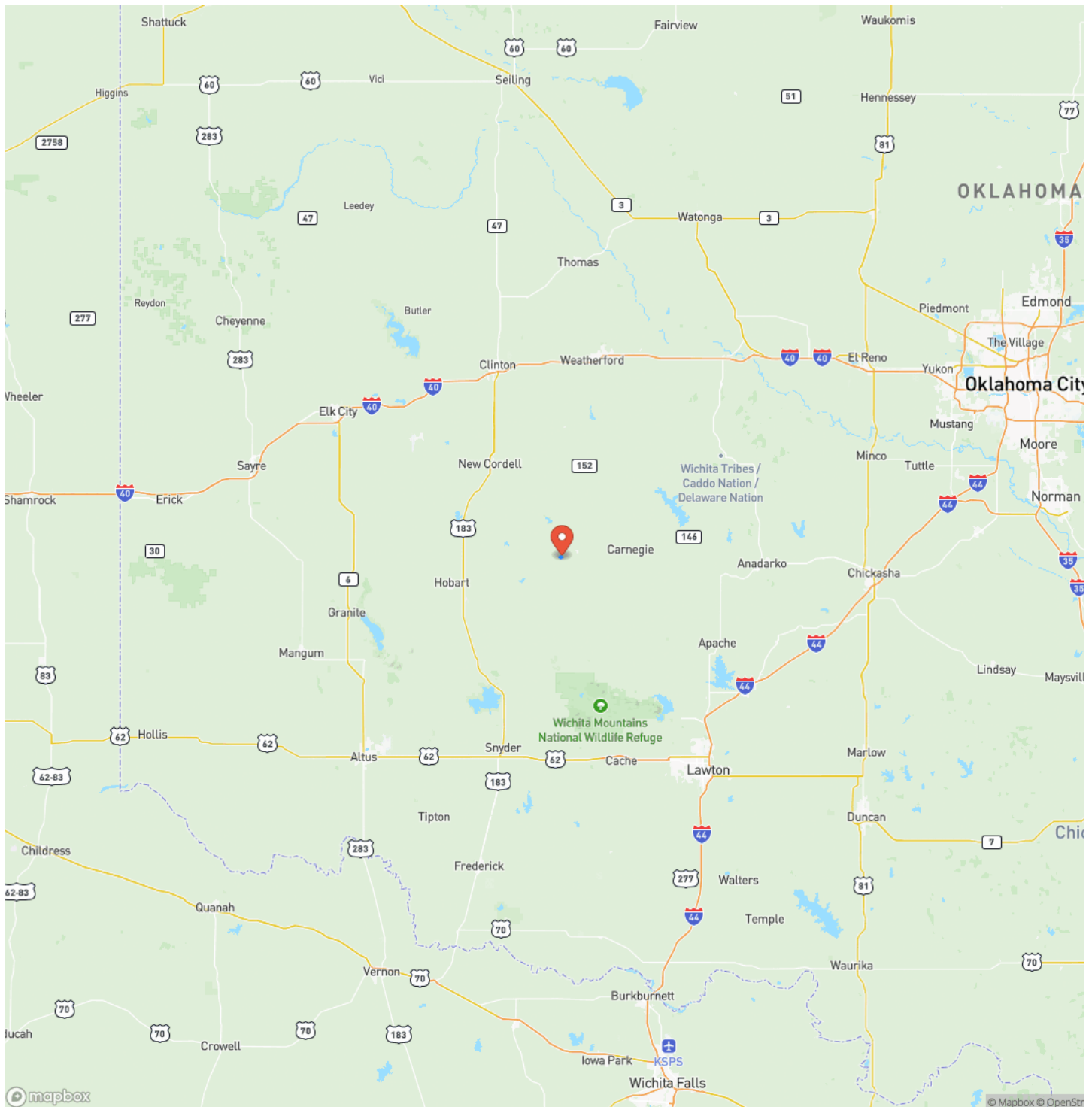
Locator Map



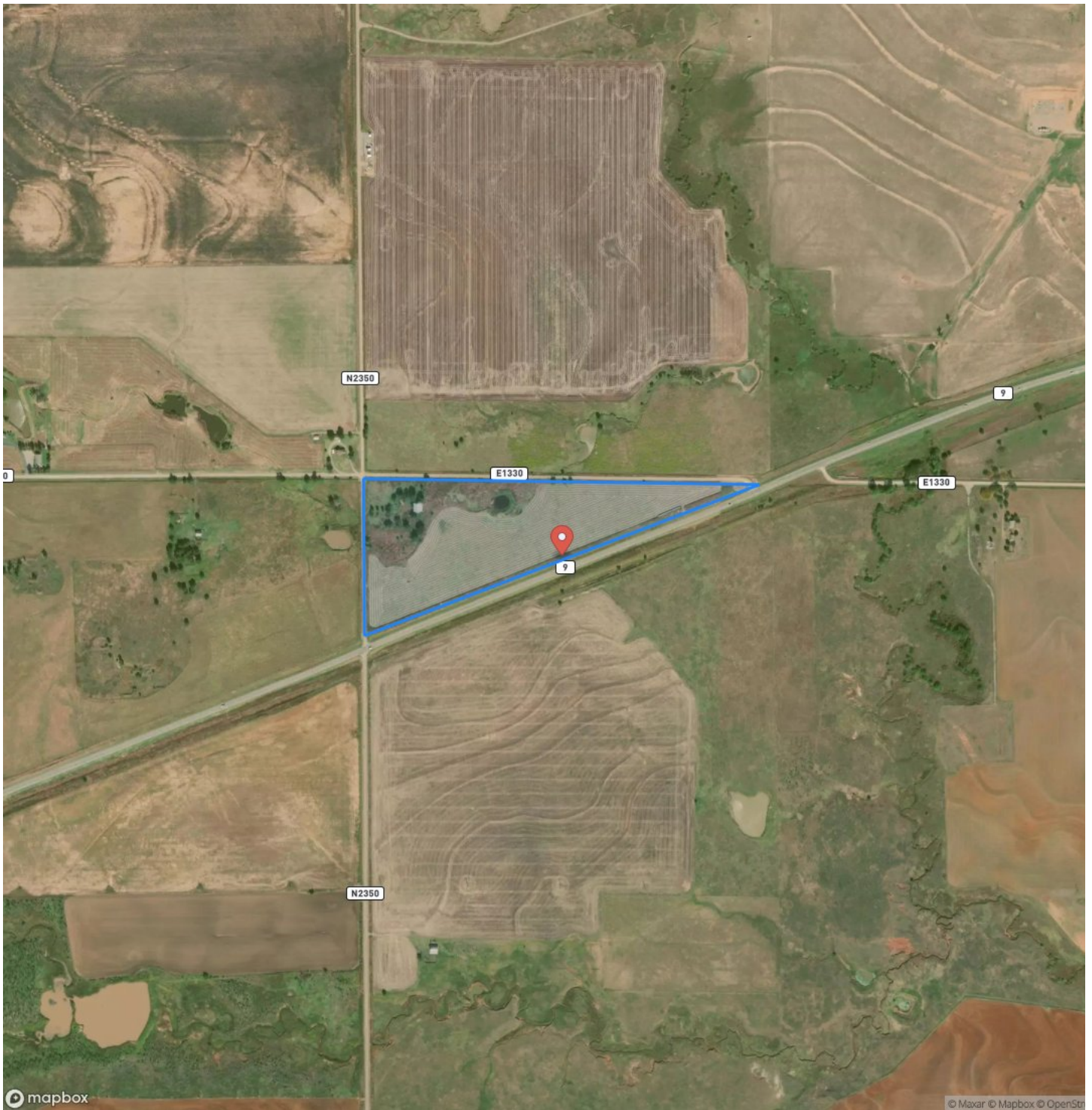
Mountain View Barndominium with Acreage

Mountain View, OK / Kiowa County

Locator Map



Satellite Map



Mountain View Barndominium with Acreage

Mountain View, OK / Kiowa County

LISTING REPRESENTATIVE

For more information contact:



Representative

Josh Candelaria

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(580) 660-1167

Email

josh.candelaria@arrowheadlandcompany.com

Address

City / State / Zip

Gotebo, OK 73041

NOTES

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www.arrowheadlandcompany.com

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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