

Home on 80 Acres in the Woods
7505 North 447 Road
Spavinaw, OK 74366

\$800,000
80± Acres
Mayes County



Home on 80 Acres in the Woods Spavinaw, OK / Mayes County

SUMMARY

Address

7505 North 447 Road

City, State Zip

Spavinaw, OK 74366

County

Mayes County

Type

Hunting Land, Ranches, Recreational Land,
Residential Property, Undeveloped Land, Farms,
Horse Property

Latitude / Longitude

36.4191845 / -95.0476288

Taxes (Annually)

2600

Dwelling Square Feet

1900

Bedrooms / Bathrooms

3 / 2

Acreage

80

Price

\$800,000



MORE INFO ONLINE:

I2realtyinc.com

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PROPERTY DESCRIPTION

You don't have to be Mickey Mantle to see this is a homerun property! This home on 80+/- acres tucked into the woods might be just what you have been looking for. The usability of the home and land really has no end. More acreage could be added.

The long secluded driveway leads you right to the front door of this delightful house. A 3 bed 2 bath home that has approximately 1900 sq feet. The screened in porch welcomes guests approaching the front door. Once inside the dining room makes you feel instantly at home. Step up to the kitchen area complete with a built-in breakfast bar. After dinners you will love retiring to the living room and enjoying the fireplace and watching your favorite tv show. The back mud room is the perfect place to do laundry and clean off before coming into the house. The cellar outside makes you feel safe in case there ever was any severe weather. Metal roofs are meant to last a long time and this one is no exception.

The acreage has a perfect mix of timberland and open pasture area, making it ideal for hay, pasture and hunting land. More acreage could be added, ask if interested. Outside the house you will have many options for outbuildings and pens. There is a barn and a horse barn, as well as a garage and equipment shed for any outdoor project you can think of. For livestock there is 3 loafing sheds, tack room, feed room, grain silo and working corrals. The acreage is also cross fenced and could provide the grazing and hay for your livestock operation to be self sufficient. Water has never been an issue for this property, 3 ponds, 3 springs and 3 water wells provide enough water to all parts of the land. The spring by the house is used to feed almost all the outside hydrants including an automatic waterer out in the pasture. There is a bonus pecan grove in the pasture that has many mature trees that produce good mast. Land right next to the house on the north side is ideal for raising a garden. The hunting in these oak covered hollers should never be overlooked. Ambush points could be set up along deer travel routes and they use this property freely. The oak trees will be dropping a food source that the whitetail deer can't resist year after year. Food plots could be added in almost any of the open flat areas further attracting and growing deer. Hunt in the woods up close and personal or watch them from afar in the open areas. Pinch points and inside corners make this farm easy to hunt on almost any wind.

This is an amazing property for anyone looking for a retreat into nature. The long driveway and secluded location make it the perfect place to get away from it all. The house is perfect for gatherings, with a large dining room and screened-in porch. And the acreage has everything you need for outdoor activities, including woods for hunting, pasture land for grazing animals or hay production, and plenty of space to run around. Schedule your private showing today with Andrew at [620.313.0783](tel:620.313.0783).

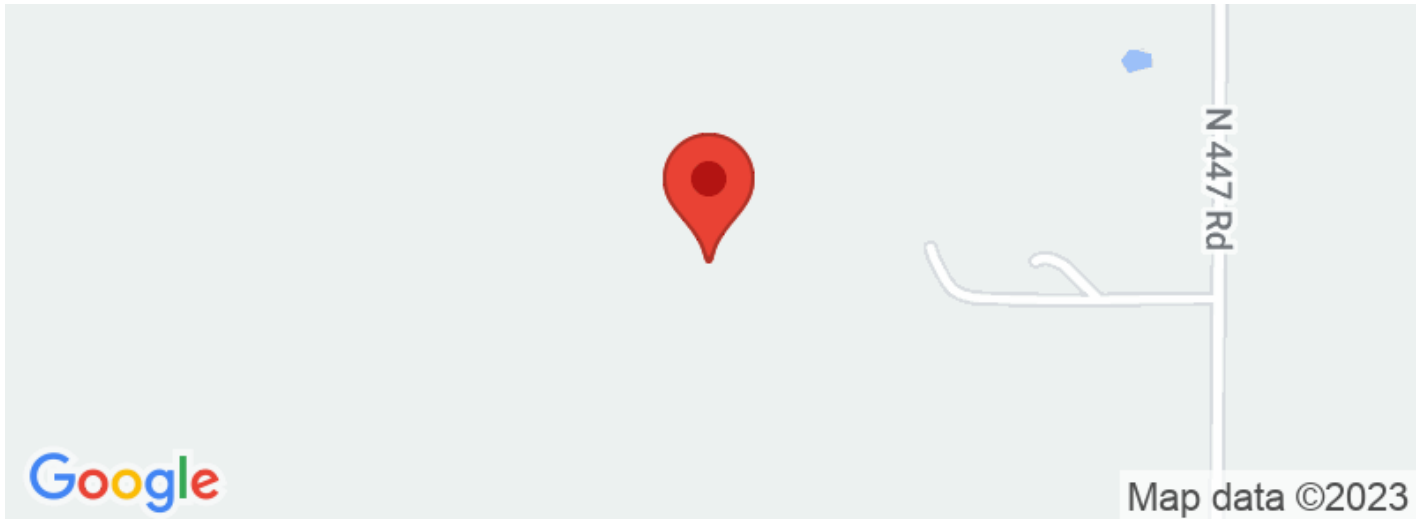
MORE INFO ONLINE:

- 3 bed 2 bath home with approximately 1900 sq feet
- Screened in porch, fireplace, and mud room
- 80 acres of land with mix of timberland and open pasture area
- Barn, horse barn, garage and equipment shed for projects
- 3 loafing sheds, tack room, feed room and grain silo
- Cross fenced acreage
- 3 ponds, 2 springs and 2 water wells
- Bonus pecan grove in the pasture
- Secluded driveway and perfect place to get away from it all
- Large dining room and screened in porch for gatherings
- Well equipped kitchen for cooking your favorite meals
- Woods for hunting and open flat areas for food plots to attract deer.
- More acreage available

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Locator Maps



MORE INFO ONLINE:

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Aerial Maps



MORE INFO ONLINE:

[I2realtyinc.com](https://www.I2realtyinc.com)

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LISTING REPRESENTATIVE

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NOTES

MORE INFO ONLINE:

l2realtyinc.com

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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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