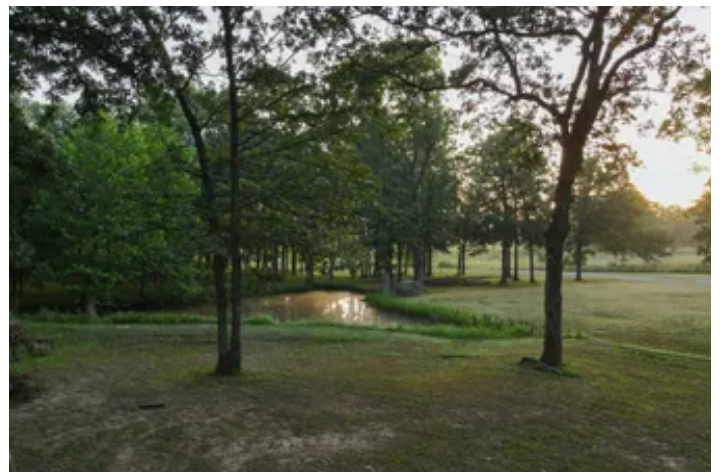
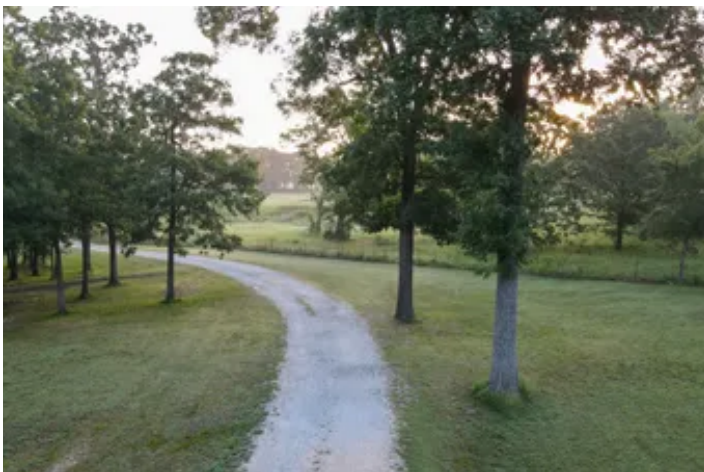


**The Stonewall 40 – A Secluded Country Gem Near Ada,
OK**
22459 County Rd 1560
Stonewall, OK 74871

\$625,000
40± Acres
Pontotoc County



The Stonewall 40 – A Secluded Country Gem Near Ada, OK

Stonewall, OK / Pontotoc County

SUMMARY

Address

22459 County Rd 1560

City, State Zip

Stonewall, OK 74871

County

Pontotoc County

Type

Residential Property

Latitude / Longitude

34.749544 / -96.556787

Dwelling Square Feet

2542

Bedrooms / Bathrooms

4 / 2.5

Acreage

40

Price

\$625,000

Property Website

<https://cedarcreeklandandhome.com/property/the-stonewall-40-a-secluded-country-gem-near-ada-ok-pontotoc-oklahoma/86853/>



The Stonewall 40 – A Secluded Country Gem Near Ada, OK

Stonewall, OK / Pontotoc County

PROPERTY DESCRIPTION

The Stonewall 40 is the quintessential property in the country—down a long drive past mature timber and a beautiful pond to secluded privacy, but also accessibility. This 2,542-square-foot, four-bedroom, two-and-a-half-bath home, built in 2009, sits at the back corner of the 40 acres overlooking the large front yard and pond. The home features beautiful wood floors and a wood-burning fireplace in the main living area. Attached is the dining room, followed by a huge kitchen with a center island and breakfast nook. A large laundry room/pantry offers plenty of storage and includes a half bath right off the kitchen.

The primary bedroom is complete with an ensuite and a large walk-in closet. The other three bedrooms are located down the hall and share a large bathroom with a tub and large vanity. Stepping out the back door, you're welcomed by a massive stained and stamped concrete patio and a well-manicured backyard—perfect for outdoor fun with family and friends. A small garden with a shed is also located just steps away.

West Buck Creek flows across the back property line with secondary waterways extending through the timber to the north. The property is primarily mature timber consisting of red oaks, pecans, and other hardwoods. The 12-acre hay meadow on the west side of the property has served as a resource for wildlife along with hay production. If you are an avid outdoorsman and love wildlife, then you will appreciate the number of deer that come out to feed in the morning and evening on this property, as well as the year-round resources it provides. From morel mushroom hunting and starting your garden in the spring, to producing hay in the summer and hunting whitetail in the fall, this little slice of heaven checks a lot of boxes.

Steps from the home is a 45x30 metal shop with concrete floors, including a climate-controlled office. There is an additional 40 feet of roof that offers covered storage and parking with a gravel base. A well-maintained gravel drive down the east side of the property connects the home and shop.

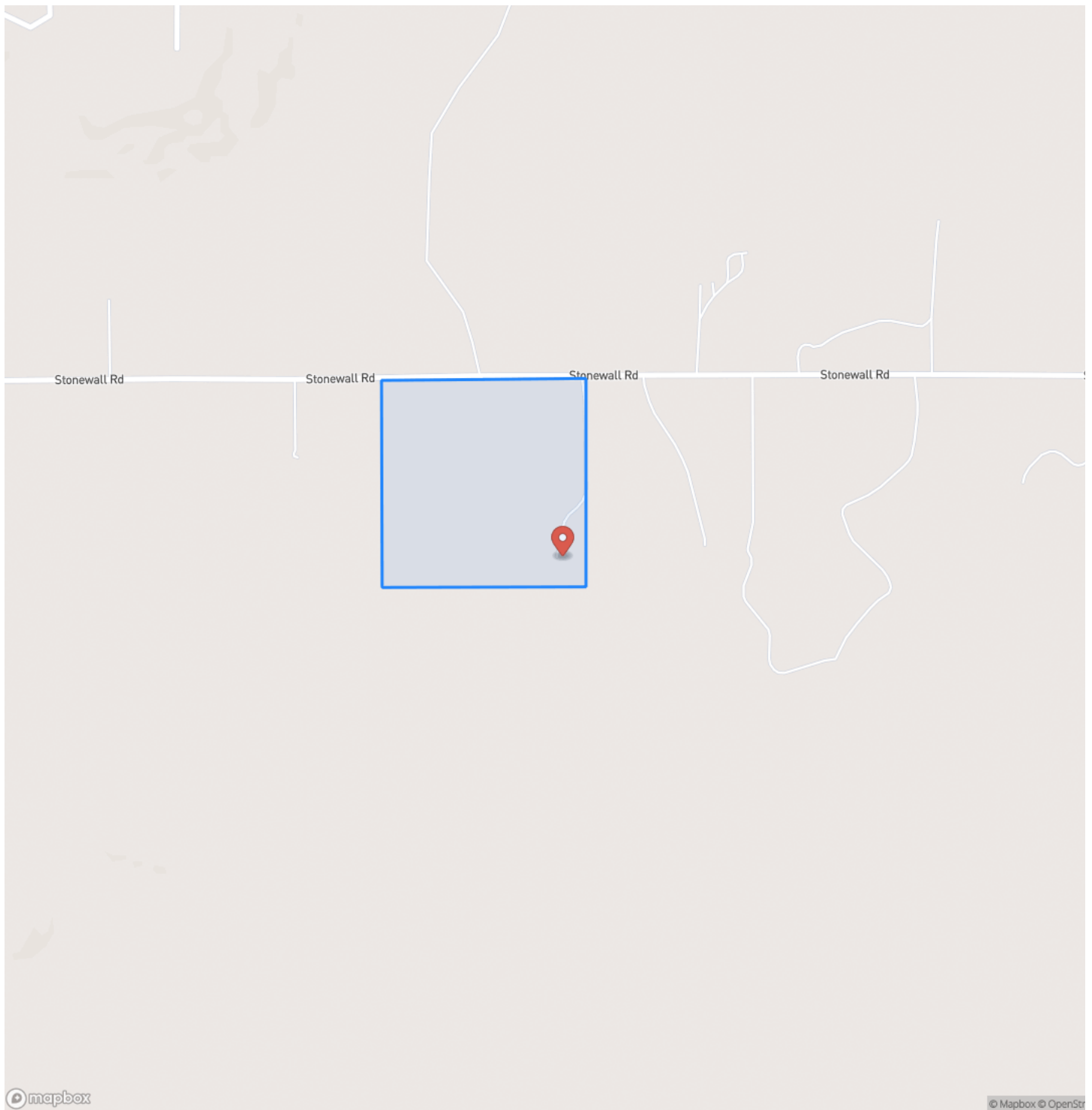
This property is perfect for someone looking for space and seclusion, yet close enough to get to town in no time. It sits just 10 minutes from Ada and only 1 hour and 30 minutes from Oklahoma City. Don't hesitate on this secluded gem!

Give Jackson a call with any questions or to set up a showing @ [405-503-0878](tel:405-503-0878)

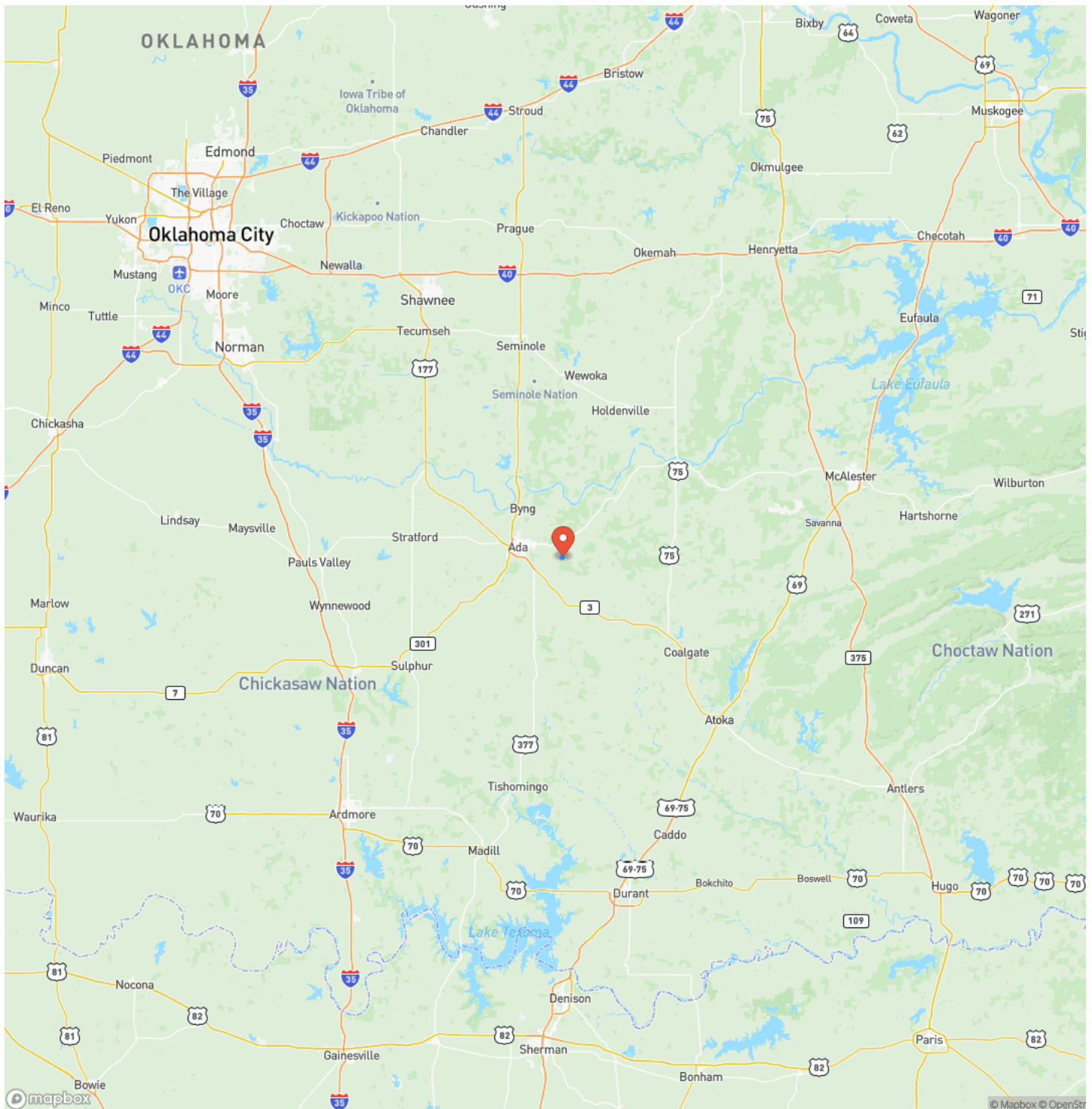
The Stonewall 40 – A Secluded Country Gem Near Ada, OK
Stonewall, OK / Pontotoc County



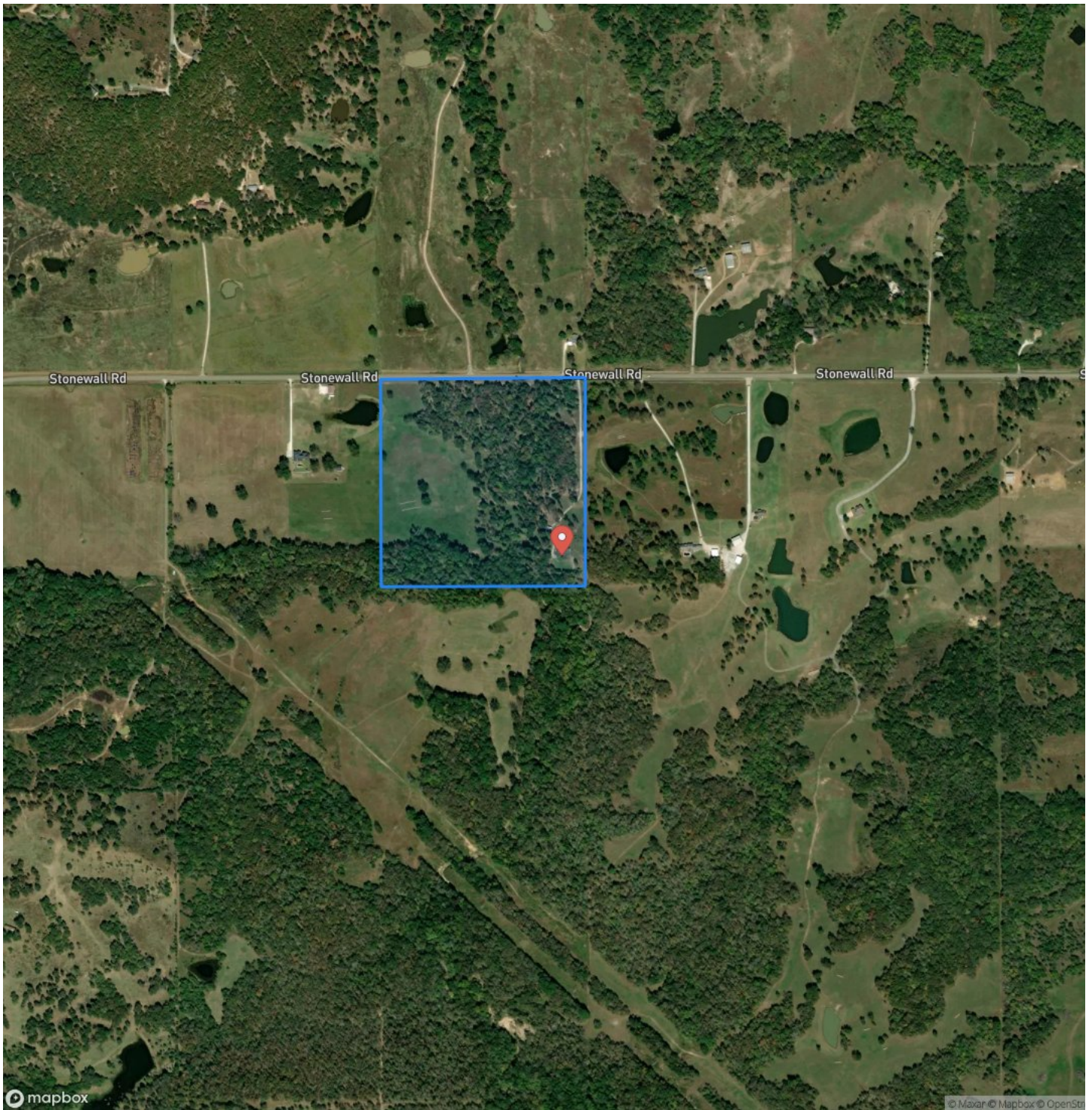
Locator Map



Locator Map



Satellite Map



MORE INFO ONLINE:

<https://cedarcreeklandandhome.com>

The Stonewall 40 – A Secluded Country Gem Near Ada, OK

Stonewall, OK / Pontotoc County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jackson Greene

Mobile

(405) 503-0878

Office

(405) 503-0878

Email

jackson@cedarcreeklandandhome.com

Address

3705 W Memorial Rd. #1405

City / State / Zip

NOTES

[illegible]

NOTES

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.

Exit Realty Premier
3705 W Memorial Rd.
Oklahoma City, OK 73134
(405) 503-0878
<https://cedarcreeklolandandhome.com>
