

## ■ Property Highlights – 4242 S 4390 Road, Welch, OK ■

- ■ 2 bed, 1 bath, 1.5-story farmhouse cabin
- ■ New 26-gauge metal roof (2025)
- ■ Updated electrical & hot water tank (2023)
- ■ 3 heat sources: central heat & air, ventless heater, wood-burning furnace
- ■ 19.2 acres pasture/tillable (hay or grazing)
- ■ 20.8 acres wooded (hunting or livestock)
- ■ Creek + stocked pond
- ■ 2 food plots, 2 tower blinds + 1 additional blind
- ■ Outbuildings: Enclosed pole barn; 12x36 lofting shed w/ tack room + attached 40x40 corral; Chicken house w/ run; Dog pen
- ■ 1,000-gallon septic system w/ laterals (supports 2 baths)
- ■ 40-ft hand-dug well (can be tapped as additional water source)
- ■ Cross-fenced with solid perimeter fencing
- ■ Turnkey homestead, farm, or hunting retreat!