

ACREAGE FOR SALE

13.4± ACRES | 20855 S 4220 ROAD | CLAREMORE, OKLAHOMA



LISTED AT **\$595,000**

Description: This property, nestled on an unrestricted 13.4 acres with 650' of HWY 20 dry ground frontage at the intersection of CR S4220 Rd and HWY 20, offers a perfect balance of tranquility and accessibility. Situated halfway between Claremore and Pryor, Oklahoma, just a mile from the airport and minutes from Interstate 44, it's a location that ensures you're never too far from the action. The option to split the house and 3.4 acres or 10 acres for development adds to its appeal.

Step into this unique property, a 3-bedroom, 1.5-bathroom ranch home with 1779 square feet built in 1965. It's not just a home, but a haven with a detached 24x26 open garage, a 30x40 barn, an 8x8 root cellar, and a started pole barn (poles only and power with water). The plumbed and powered RV hook up slab, two small ponds, and the entire property being fenced for livestock add to its unique charm.

This home has been updated with new plumbing in 2018. Beautiful hardwood floors, a large utility room. The garage was converted to a second living area/den. Prepped for master suite with large master bath and closet rough in. All appliances are included in the sale, washer, dryer, stove, refrigerator, dishwasher and deep freeze.

2023 Taxes: \$445.00

LISTING AGENT



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