

**1400 E 380 RD, Talala, Ok 74080**

**\$1,675,000**

- 120 +/- acres
- Big pond
- Natural gas well with working interest will convey \$200-\$500 income 300 mcf
- .25 mile county rd 380 frontage
- Rabb creek access
- Mostly Bermuda with some native grasses throughout
- Extensive weed/firt program from Joe Parker out of Talala. 3-4 (4x5 round bales) per acre

**Main House**

- 5500 sqft
- 6 bed/6 bath
- 2 living
- 2 dining
- 3 car garage with safe room
- Theatre Room all equipment stays
- Sun room with fireplace
- 3 fire place
- Audio wired in for entertaining
- Home is all Electric but has Natural gas run from the well and hooked up to the home
- Rural water District #4 Rogers County, Verdigris Valley Electric
- Geothermal Heat
- Grid Tie Solar panels provide assistance to the home power grid
- Inground Pool Salt water with heater 10' deep
- Outdoor entertaining
- Gas Firepit

**Shop/Living Qrts**

- 60x60 climate-controlled shop half living quarters
- 2 bed 2 bath
- Huge loft
- Rural water
- Water well on sight 90' deep 20+ gpm
- 3 AC units HVAC
- Inground storm shelter
- Indoor and outdoor fireplace
- RV Hookups electric and water

**100+ year old renovated Barn**

- Pens/Corral/shoot
- Recent renovation new roof, roof trusses, Ext stone and restructure
- Full Saloon style bar, 2 frost free hydrants, 1 grain silo