

1400 E 380 RD, Talala, Ok 74080

- 80 +/- acres usable
- Big pond
- Natural gas well with working interest will convey \$200-\$500 income 300 mcf
- .25 mile county rd 380 frontage
- 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
- Hardwood
- 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 if needed
- Inground Pool Salt water with heater 10' deep
- Outdoor entertaining
- Gas Firepit