

**Country Home on 5 Acres with Show Barn**  
409748 E. 1160 Rd.  
Eufaula, OK 74432

**\$315,000**  
5± Acres  
McIntosh County



## Country Home on 5 Acres with Show Barn Eufaula, OK / McIntosh County

### **SUMMARY**

#### **Address**

409748 E. 1160 Rd. null

#### **City, State Zip**

Eufaula, OK 74432

#### **County**

McIntosh County

#### **Type**

Residential Property, Single Family

#### **Latitude / Longitude**

35.33252 / -95.720358

#### **Dwelling Square Feet**

2,068

#### **Bedrooms / Bathrooms**

3 / 2

#### **Acreage**

5

#### **Price**

\$315,000

#### **Property Website**

<https://greatplainslandcompany.com/detail/country-home-on-5-acres-with-show-barn/mcintosh/oklahoma/111221/>





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### **PROPERTY DESCRIPTION**

Discover the charm of country living with this exceptional ranch-style home, perfectly situated on 5 sprawling acres in Eufaula, Oklahoma. Built in 2010, this inviting residence offers three bedrooms and two full baths, embodying comfort and rural elegance. The property also features a dedicated show barn, presenting a unique opportunity for equestrian enthusiasts or those seeking versatile outbuildings.

### **Location**

Nestled in the heart of McIntosh County, this property enjoys the peaceful ambiance of Eufaula, Oklahoma. Residents benefit from the highly regarded Eufaula school district, ensuring excellent educational opportunities. The locale offers a wonderful balance of serene country living with convenient access to local amenities.

### **Land and terrain**

Spanning 5 acres, this property provides ample space for a variety of outdoor pursuits. The land offers a canvas for creating your ideal outdoor environment, whether that involves gardening, recreational activities, or simply enjoying the open space. The terrain is well-suited for diverse uses, allowing for personal customization and enjoyment.

### **Improvements and infrastructure**

The single-story ranch home, constructed in 2010, boasts a durable composition roof and a solid slab foundation. Its exterior features attractive lap siding, contributing to its classic country aesthetic. Inside, the home offers comfortable living with three bedrooms and two full baths, all featuring practical concrete flooring. A significant highlight is the dedicated show barn, which provides exceptional utility and potential for various hobbies or professional endeavors.

### **Water and utilities**

The property benefits from a reliable public water source, ensuring a consistent supply for household needs. The utilities are established, offering a foundation for comfortable living. The home is ready to accommodate modern conveniences, providing a seamless transition for new owners.

### **Wildlife and vegetation**

The expansive acreage creates an inviting habitat for local wildlife, offering residents the chance to observe nature's beauty firsthand. The existing vegetation contributes to the property's natural charm, providing a lush backdrop for outdoor activities and enhancing the overall rural atmosphere. Future owners have the freedom to cultivate the landscape to their personal preferences.

### **Current and potential use**

Currently serving as a comfortable residential property, this estate holds immense potential for various uses. Its 5 acres, coupled with the show barn, make it an ideal setting for equestrian activities, hobby farming, or simply enjoying a spacious rural lifestyle. The possibilities are open for new owners to shape the property to perfectly match their dreams and ambitions.

### **Access and easements**

The property offers straightforward access, ensuring ease of entry and exit. Any easements are designed to maintain the functionality and integrity of the land, contributing to its overall appeal and usability for residents.

### **Showing instructions and contact**

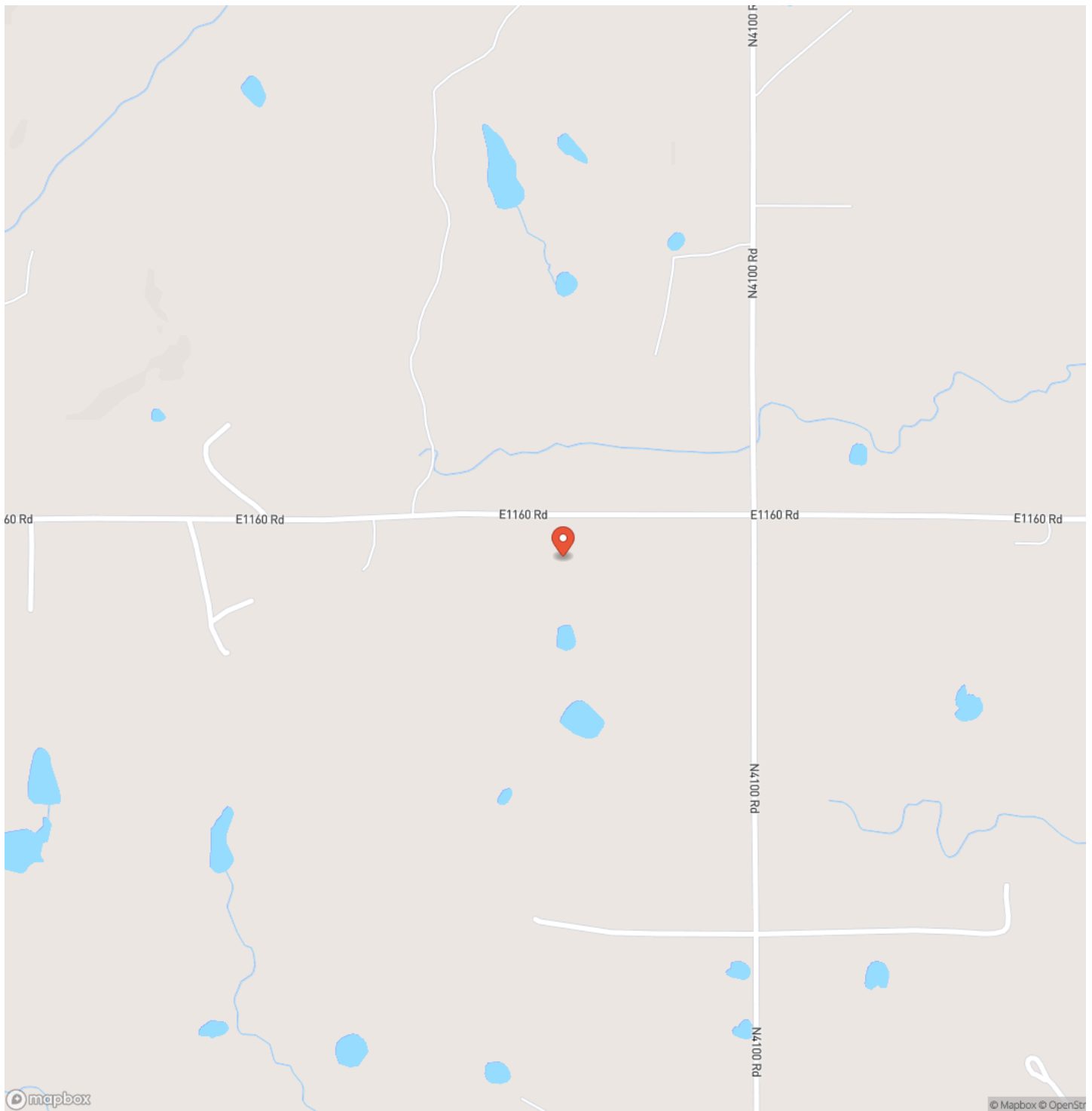
To schedule a showing of this remarkable country home and its impressive show barn, please call agent Mike Prescott at [918-381-0100](tel:918-381-0100).



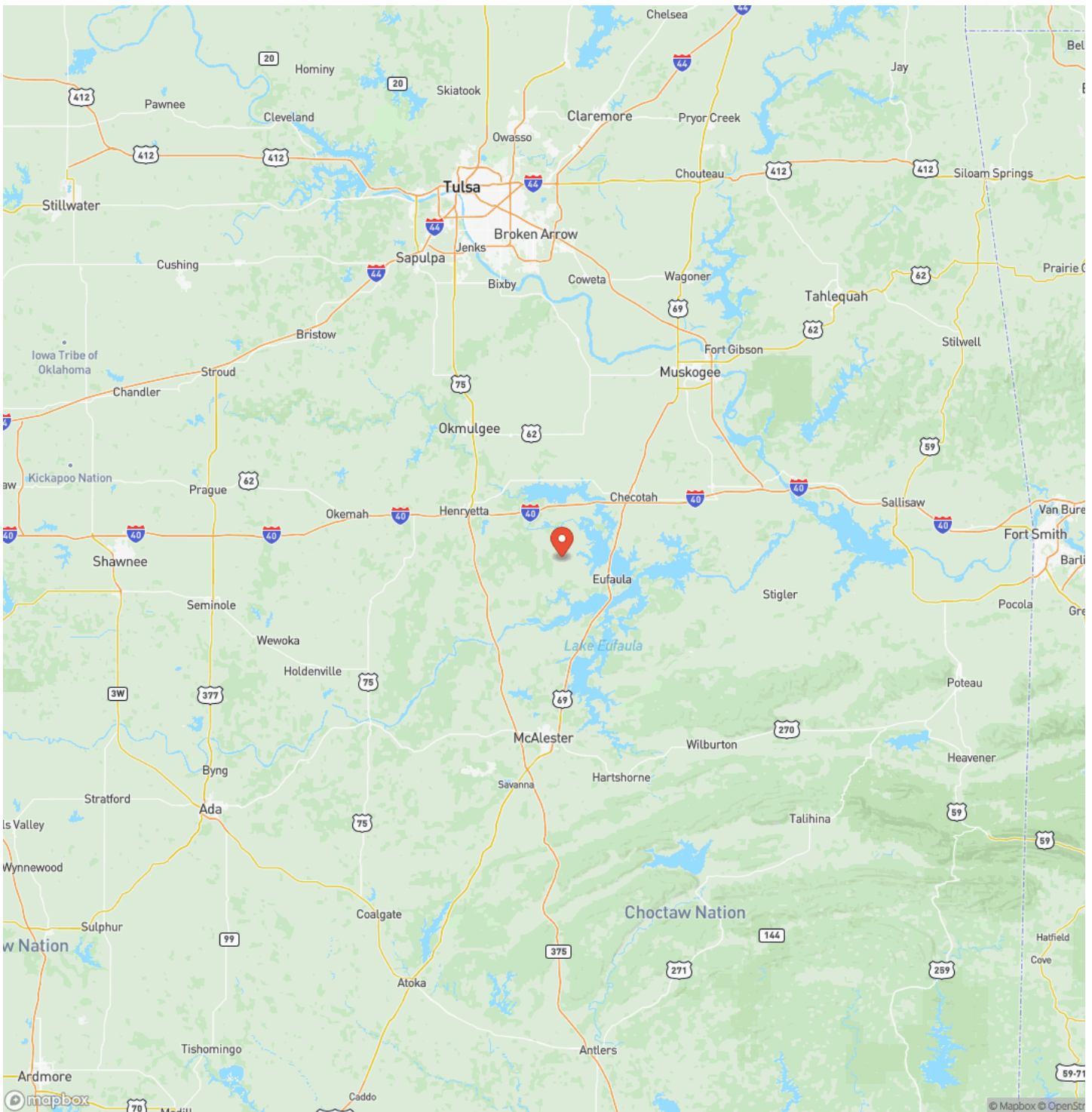
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Eufaula, OK / McIntosh County



## Locator Map



## Locator Map





## Satellite Map



## Country Home on 5 Acres with Show Barn

### Eufaula, OK / McIntosh County

### LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Mike Prescott

## Mobile

(918) 381-0100

## Email

mike@greatplains.land

### Address

## City / State / Zip

Oklahoma City, OK 73102

## NOTES

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## 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.



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