**Property Information and Upgrades**

**9800 Highway 105, Guthrie OK 73044**

**$1,650,000**

* 40 acres (fenced and cross-fenced)
* 3,284 sq ft built in 2002
* 3 bedrooms
* Study w/ patio door
* 2 dining areas
* 2 ½ bath
* 3 car garage – could fit a 4th car or a boat
* Radiant heated floors thoughout (3 zones)
* No carpet in house. All upgraded oversized ceramic tile
* Vaulted ceilings and big bay windows
* Master bedroom is 18 x 24 (HUGE) and has 2 walk-in closets, patio door with access to oversized back porch and pergola
* Gas log fireplace
* Gas range with pot filler AND Induction stove
* Double ovens (less than 4 years old)
* New dishwasher, farm sink and lots of cabinet space
* Instant hot water at kitchen sink
* Huge pantry
* Laundry room has sink and powder bath
* Highspeed fiberoptic internet
* Central Electric (Stillwater)
* Propane Gas
* Water softner (new)
* Roof is 6 years old
* Fully fenced
* Storm shelter
* Well and septic for each home
* 2 ponds
* 40 acres (25 acres fenced for cattle & 15 for horses)
* Private gated entrance off Hwy 105
* No covenants and outside city limits
* 40 x 60 shop with concrete floors, 2 overhead doors (10x10)
* 40 x 55 barn with working cattle chute, corrals
* Property is 5 miles from I-35 and located at the corner of Highway 105 just before you get to Hiwasee.

Farmhouse-

* 1,200 sq ft
* 3 bed, 1 bath, full kitchen and living room
* Roof is 6 years old
* Detached garage
* Private driveway

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