

Features & Upgrades

9800 Highway 105, Guthrie, OK 73044

\$1,495,000

- ALL NEW HVAC SYSTEM: 5/16/2025 (\$10,000)
- 5 ton heat pump
- 40 acres (fenced and cross-fenced)
- 3,284 sq ft built in 2002
- 3 bed
- Study w/ patio door
- 2 dining areas
- 2 ½ bath
- 3 car garage – could fit a 4th car or a boat
- Radiant heated floors throughout (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 5
- 3 bed, 1 bath, full kitchen and living room
- Roof is 6 years old
- Detached garage
- Private driveway

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