

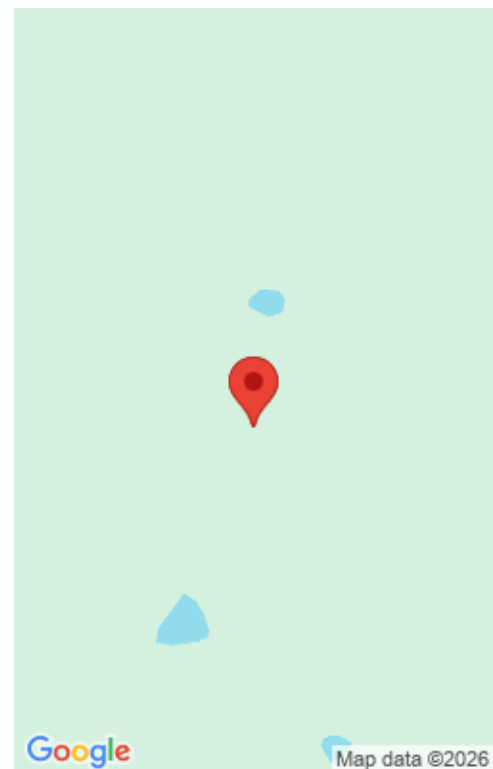
## MANNFORD, OK, 74044

<https://tommydierrealestate.com>

Discover Your Slice of Paradise in Mannford, Oklahoma! Introducing an immaculate 33-acre property that perfectly marries modern conveniences and natural beauty. This enchanting estate offers everything you need to live the peaceful, rural lifestyle you've been dreaming of. **\*\*Charming Mobile Home\*\*** - Spacious 3-bedroom, 2-bathroom setup with ample space - Luxurious master bath with double [...]

**\$435,000**

- 3 beds
- 2, 3 baths
- ManufacturedHome, Other, Residential
- Residential
- Active
- 1350, 1350 sq ft



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## Basics

**Date added:** Added 1 year ago

**Bathrooms:** 2, 3 baths

**Floors:** One, 1 floors

**MLS ID:** 2506316

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1350, 1350 sq ft

**Subdivision Name:** Creek Co Unplatted

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## Features

**Year built:** 2012

**County:** Creek

**Lot Size Area:** 33.6

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## Building Details

**Basement:** CrawlSpace

**Lot Features:** MatureTrees

**Garage Spaces:** 2

**Architectural Style:** Other

**Fencing:** BarbedWire,Pipe

**Levels:** One

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## Utilities

**Heating:** Central, Electric

**Laundry Features:** WasherHookup,  
ElectricDryerHookup

**Water Source:** Spring,Well

**Cooling:** CentralAir

**Sewer:** SepticTank

**Utilities:** ElectricityAvailable,  
PhoneAvailable

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## Construction



**Construction Materials:** Manufactured, VinylSiding **Roof:** Asphalt, Fiberglass

**Foundation Details:** Crawlspace, TieDown

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## Other Facts & Features

**Directions:** Get on I-244 W from W 1st St and S Heavy Traffic Way - Get on I-244 W from W 1st St and S Heavy Traffic Way Take exit 211 for OK-33 toward OK-66/Kellyville/Drumright - Slight right onto the ramp to OK-33 W Turn right onto S 369th W Ave/N3710 Rd - Property is on the left, Small brown picket fence before curve in road.

**Other Structures:**  
SecondGarage,Sheds,Storage,Workshop

**Listing Terms:** Conventional,FHA,VaLoan

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## Legal and Financial Details

**Tax Year:** 2024 **Tax Legal Description:** 25-18-8 A TR IN SE ALL THAT PT S N N SE & S N N N SE & S N N N N SE LYING W OF CO RD COM NW/C SE TH S00D52'27" E124.03' TO POB TH CONT S00D52'27" E537.47' N88D56'01" E2607.88' TO CNTR LN OF CO RD TH N22D23'38"W ALG CNTR LN 324.04' N26D49'57"W ALG C NTR

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## Nearby Schools

**Middle Or Junior School District:** Mannford - Sch Dist (46)

**Elementary School:** Mannford

**High School:** Mannford

**Elementary School District:** Mannford - Sch Dist (46)

**High School District:** Mannford - Sch Dist (46)

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## Expenses, Fees & Taxes

**Tax Annual Amount:** \$1,056



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# Miscellaneous

**List Office Name:** Thunder Ridge Realty, LLC

**Direction Faces:** Southeast

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## Amenities & Features

**Pool Features:** None

**Security Features:** StormShelter,SmokeDetectors

**Window Features:** Vinyl,InsulatedWindows

**Exterior Features:** GravelDriveway,Lighting,SatelliteDish

**Fireplaces Total:** 1

**Appliances:**

Dishwasher,Microwave,Oven,Range,Stove,ElectricOven,ElectricRange,ElectricWaterHeater,PlumbedForIceMaker

**Parking Features:**

Detached,Garage,Shelves,Storage,Tandem,WorkshopInGarage

**Patio & Porch Features:** Covered,Patio,Porch

**Door Features:** StormDoors

**Fireplace Features:**

BlowerFan,Insert,GlassDoors,WoodBurning

**Interior Features:** LaminateCounters,CeilingFans

**Features:** MatureTrees

