

**245920 E 1950 Rd, Devol, OK 73531**  
**17.55 +/- acres | Cotton County**

**HOME DETAILS**

Bedrooms: 4  
Bathrooms: 3.5  
Living Space: 3,064 sq ft  
Garage: Two car attached, 540 sq ft

All electric 2"x6" construction with spray-foamed rafters and batt insulated ceiling/walls  
Geo thermal heating and cooling (normal bills \$200-300 per month)

- Master Suite
  - Bedroom: 16'2" x 18'11" (recessed lighting, crown molding)
  - Bathroom: 11'10" x 8' (jetted soaking tub, separate shower, dual vanities)
  - Closet: 11'10" x 8' (built in shelves and drawers)
- Bedroom #2: 13'5" x 10'10"
- Bedroom #3: 13'4" x 11'11" (walk-in closet with built in shelves)  
(Share a Jack & Jill bathroom: full bath, dual vanities)
- Guest Suite
  - Bedroom: 13'11" x 12'11"
  - Closet/Safe Room: 8'5" x 5'2" (concrete reinforced)
  - Full Bath, single vanity
- Living Room: 20'3" x 16'11" (recessed lighting)
- Kitchen: 12'10" x 11'2" (dual ovens, stove top, dishwasher, built in microwave included; Corian countertops, large cast iron sink, closet pantry)
- Breakfast Nook: 12' x 9'3" (open to kitchen/living room)
- Dining Room: 12'6" x 13'1" (additional space & half bath in same room)
- Entryway: 5'11" x 10'
- Utility Room: 15'3" x 11' (deep soaking sink, lots of cabinets, counters, small built in desk, 1 clothes washer, 2 dryers included)
- Office: 10'10" x 8'7" (built in desk)

**BARN DETAILS**

40' x 60' three sided with 20' x 60' lean-to  
2 roll up doors, metal siding, steel frame  
Separate enclosed insulated shop inside with drain (used for farrowing pigs in past)