2050 S Henney, Guthrie OK 73044

UPGRADES AND INFO LIST

$2,750,000

* 2 homes
* 80 acres
* No known covenants and outside city limits.
* Main home has logs imported from Canada and only two if its kind in the state of Oklahoma per Summit Log and Timber Homes. Logs are hand-picked, selected from Vancover island. Logs are full-scribed Western Red Cedar with latewood finish. Latewood is achieved by a specialized water process to peel the logs. What remains after the process is the work of Mother Nature’s natural character of each tree. Which **now** sells for a minimum of $450 per sq foot. This cost does not include land or improvements.
* 5,234 sq ft log cabin home (basement is 2,225 sq ft, first floor 2,225 sq ft and loft is 874 sq ft) Built in 2006/2007
* Wrap around porch with custom lighting.
* Circle drive with flag pole and hard wired light system.
* Home is all electric (OGE)
* 3 bed, 3 living, 3 ½ bath, 2 fireplaces- main house
* Basement is concrete with spray foam insulation
* 3 water wells (located by houses, RV area, and near pond in front of windmill)
* 3 electric meters (main house, barndominum and RV hookup)
* Septic lateral line system for each property.
* Mainhouse has 3 HVAC units (heat pump replaced 2021)
* Barndominium and main house share water well.
* RV area has a septic, well and electric but hasn’t been used in some time.
* Salt water pool and hot tub has heater with upgraded system that goes through solar panels before propane to save on utilities. Solar panels are included and stay with the property.
* Propane tank is for pool use only.
* High Impact Roof installed around 4 years ago
* Barndominium is 1, 200 sq ft w/ heated shop behind it.
* ATV trails
* Creek located in the very back of property which is a great natural way to keep property private.
* Pond and pasture land good for grazing.
* Custom fencing and private entry gate alongside Henney Road.

RESERVED ITEMS:

Light above pool table

Mirror with jewelry in powder bath

Hummingbird Ranch stone by pool and sign by stairs

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