

# FOR SALE



**7088 Sleepy Hollow Ave., Blanchard, OK 73010      Price: \$499,000**

**10 Acres** with Beautiful Trees & Arena.  
Property is fenced and cross fenced.

**Main House:** 2,416 sq. ft., 3 beds, 2 ½ baths,  
Tons of natural light, Brick, 2 car garage.

**Guest House:** 1,406 sq. ft, 2 Beds, 2 baths,  
Brick, Single car garage. ADA Compliant.  
Perfect for in-laws, guest, or rental income.

**Shop:** 60 X 36, Concrete Floor, ½ bath,  
3 Overhead Doors, Insulated.

**Horse Barn:** 4 Stalls & Pipe Runs.

**Tack Room & Hay Storage Bldg.:** 20X30  
Includes tack room of 10X20 w/concrete floor.

**Portable Arena:** 125 X 225, Roping, Riding,  
Training (Can stay with property or not)

### **Additional Features**

2 Storm Shelters, Solar Powered  
Automatic Entry Gate, Updated flooring  
in both Main & Guest house, Granite  
Counter Tops, 2 Excellent Water wells,  
Blanchard Schools, **Great Access** to Hwy  
76 (1/2 mile) & Kilpatrick Turnpike (1 ½  
mi.). Blanchard 5 mi., Newcastle 6 mi.,  
Norman 16 mi.



JC Barr, Broker 405-245-7585  
Jcbarrauctions.com (for additional  
photos & Drone Video)

