

307 Acres Recreational Property with 3 Acre Lake and Off-Grid Cabin

LOCATION: Central Eastern Oklahoma in LeFlore County. This land borders for about 1/2 mile along a private gas company road. It is about 2.5 miles distance to the county farm to market road. It is about 12 miles to the town of Wister. Wister Lake State Park is about 16 miles. The city of Poteau is about 17 miles. The city of Ft. Smith, Ark is about 40 miles. Oklahoma City is about 3 hrs. Tulsa is about 1.5 hrs. Dallas is about 4.5 hrs.

SERVICES: School bus route, mail route and LP gas delivery. An electric line runs across the entire property from East to West along the Southern section of this land.

WATER: There is a 3 acres lake on this property that the landowner has stocked with largemouth bass. When originally constructed the landowner reports that the lake was approximately 20 feet deep on one end. The area surrounding the lake has an established stand of cool and warm season grasses and the spillway has been rocked to prevent erosion during times of heavy rainfall. This lake provides the new landowner with a great place to fish and swim and provides a year round source of water for wildlife. Average rainfall in this area is about 45 to 50 inches per year.

LAND: 307 acres m-l, which is mostly all wooded with various types of hardwoods native to this area such as post oak, red oak, blackjack oak, hickory, persimmon, red cedar and others including native shortleaf yellow pine. About the center of this land along its Easterly boundary line is a hilltop plateau consisting of approximately 15 acres of mostly level land that provides a panoramic view of the mountains and valleys below. The owner has cleared off about a 10 acre wildlife food plot on this flat plateau area. From its highest point the land slopes in an Westerly direction with an estimated variation in elevation from the lowest to highest point of about 400 feet so the slopes are consistent but gently in degree. The Westerly 40 acres or so is relatively level with very minor sloping. This location is about 2.5 miles from the country road which runs in the valley below the hill. The property fronts for about 1/2 mile along a private gas company road which forms the Northerly boundary line of this property. The landowner has constructed several ATV roads across the property to make it easy to retrieve game and access several hunting blinds and tree stands located on the property. The property is accessed by a well-maintained road and affords good access in all weather conditions. A locked gate prevents public access to this property at the present time.

Off Grid Hunting Cabin: There is a hunting cabin on the property that has been constructed from an 8 feet wide x 40 feet long x 9.5 feet tall metal sea van. The interior walls and ceiling of the hunting cabin have been sprayed with insulation and wired for a generator. One end of the hunting cabin is used as living/sleeping quarters and the other



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end can be used to store hunting equipment. The hunting cabin has an AC unit and interior lighting. There is a 9 feet wide x 40 feet long porch on one side of the cabin.

AREA DESCRIPTION: The surrounding area is 70% wooded hills and mountains with creek valleys between the mountains and hills in which are located small farms and ranches. The area is sparsely settled with the majority of the land being wilderness type acreage heavily wooded.

RESTRICTIONS: Roadway easements, minerals previously reserved, utility easements and certain restrictions preventing shacks being used as dwellings, junk vehicles abandoned on the land, activities deemed noxious or illegal all intended to protect property values and the peaceful use and enjoyment of the property.

COMMENTS: Beautiful wooded and wilderness type property in a private and secluded location. Excellent site to build a permanent home. Good hunting for deer, squirrel, turkey, rabbit, quail and other game. Sufficient level land to clear for pasture and garden if desired. Sandy loam type soils in the level areas of the property suitable for pasture, hay, fruit, berries and garden crops of all kinds. Scenic mountain and valley views.

TAXES: Taxes are estimated to run about \$261 per year.

PRICE: \$950 per acre or \$291,650