

Listing No. 8286

Fanshawe Ranch – Hunting and Cattle Land For Sale

Location: This property is located in a very private and secluded country setting about 1-mile East of the town of Fanshawe, Oklahoma with frontage along a county-maintained asphalt road (Hicks Chapel Road). The new owners will enjoy the very best of country living and yet still be close to the modern conveniences that are offered in the nearby towns. The surrounding area offers many recreational activities for the outdoorsman. Wister Lake State Park, Cedar Lake, Broken Bow Lake and Sardis Lake are a short drive away as well as the 1.5 million acre Ouachita National Forest which offers excellent hunting for whitetail deer, eastern wild turkey, black bear and numerous other small game animals. The property is approximately 20 miles from the county seat of Poteau, Oklahoma, a 1 hour drive to Fort Smith, Arkansas and about 3.5 hours to Dallas, Texas.

Services to Property: Electricity, rural water, septic system, LP gas delivery, rural mail delivery at county road.

Access: This property has legal access by a county-maintained asphalt road (Hicks Chapel Road).

Land: There are 147 acres (m/l) of level to gently sloping land. Approximately 40% of the acreage is cleared and in pasture with a well-established stand of cool season legumes and late season Bermuda grass. The balance of the property is covered with mature trees that are native to south eastern Oklahoma including redbud, hickory, post oak, eastern red cedar, elm and native shortleaf yellow pine. The property has barb-wire fencing around the perimeter and was recently used to graze and winter cattle. There are two ponds on the property that provide a year-round source of water for wildlife and livestock. One pond is roughly ½ acre in size. There is an East/West ridge that runs through the southern edge of the property, which provides a breath-taking panoramic view of the Blue Mountain and Winding Stair Mountain ranges to the South and the river valley below. This hilltop setting would be the perfect location to build a home. This area is excellent for hunting and fishing and wildlife are frequently seen on this property.

Agent's Comments: This "One of a Kind" property is a rancher's dream and a hunter's paradise. If you are searching for a place to enjoy active retirement, perhaps run a few head of livestock and if you like hunting, mountains and a rural lifestyle, then this beautiful property offers all that and much more. Good paved road frontage and all utilities are available if you want to build a new country home with the added bonus of panoramic mountain views from wherever you decide to build. Many lakes and streams for fishing are found throughout the area.



*United Country Mixon Realty
2507 North Broadway Street
Poteau, Oklahoma 74953*

Property Taxes: Property taxes are currently \$100/year.

Sale Price: \$294,000 (\$2,000/acre)

For more information contact Sales Agent **Bob Bowman** at **(918)-839-4717**.