

Listing No. 8307

Cavanal Ranch – Hunting and Cattle – Land for Sale

Location: Central South Eastern Oklahoma in LeFlore County. This property is in a very private and scenic mountain setting about 6 miles West of the town of Poteau, Oklahoma. This property is located on the western foothills of Cavanal, which is the world's highest hill. The property is minutes away from many recreational opportunities provided by the Ouachita National Forest and some of Oklahoma's best fishing at the Poteau River, Wister Lake State Park and Cedar Lake. The property is a short 30 minute drive to Fort Smith, Arkansas and about a 4 hour drive to Dallas, Texas. There is a Google Earth map at the bottom of this listing with the property perimeter traced in red. This map can be zoomed out, so you can see the exact distance from your location. **GPS Coordinates:** 35.083175; -94.740888

Services: Rural electricity is already installed to the property, LP Gas Delivery, school bus route, rural mail route, a septic system can be installed, and a water well can be drilled.

Buildings: There is an older farm house near the center of this property which could possibly be fixed up to live in. There is also a barn and a set of cattle working pens.

Land: There are 310 acres (m/l) of land that has varied terrain features ranging from valley pastures and meadows to densely wooded ridge-type hills laying along the western slopes of Cavanal. The elevation change across the property is about 300 feet. About 50% of the land (155 acres) is cleared with an established stand of native and improved pasture and meadows for grazing livestock and producing hay crops. This type of land is good for fruit, berries, garden crops of all kinds, pasture and meadows. The remaining 50% of the land contains timber that is native to south-eastern Oklahoma including a diverse variety of oaks, hickory, eastern red cedar, ash, hackberry as well as a nice mix of evergreen native shortleaf pine. The land is fenced around the perimeter. From the western part of the property there is a panoramic valley view of the surrounding countryside and mountains. There is an elevated and cleared knoll on the property that would be the perfect location for a home. Rural electricity has been installed to this part of the property. The western property line has frontage along a county farm to market road (Ogden Mill Rd) for approximately 3,000 feet.

Water Supply: There are 2 large stock ponds and Watson Creek flows through the property. These water sources provide a year-round supply of water for livestock and wildlife. The average rainfall in this section of Oklahoma ranges from 45 to 50 inches per year.

Property Taxes: Estimated at \$300 per year.

Sale Price: \$542,500

Note: There are additional tracts of adjoining property that can be purchased if you would like a bigger tract of land.