

Listing No. 8332

240 Acre Kiamichi River Ranch – Hunting & Cattle Land – For Sale

Location: Central Southeastern Oklahoma in Northern Pushmataha County. This property is nestled in the mountains of South-eastern Oklahoma in a beautiful valley setting between the Winding Stair Mountain Range to the Northeast and the majestic Kiamichi Mountain Range to the South. This property has 1.6 miles of frontage along the Kiamichi River, which is a year-round source of crystal clear water that provides recreational opportunities for fishing, swimming, kayaking and boating. The property is conveniently located about 15 miles East of Sardis Lake, which provides many recreational activities including skiing, boating and fishing. This property is located about 8 miles southwest of the 1.5 million acre Ouachita National Forest which also provides many recreational activities including hunting, fishing, hiking, camping horseback and ATV riding. Other nearby towns include Hochatown, Broken Bow and Poteau. For the exact location of this property refer to the Google Earth Map at the bottom of this listing. GPS Coordinates: 34.675758 latitude; -95.016591 longitude.

Services to Property: Rural Electricity, Rural Water, Conventional Septic System, Propane Delivery, and Rural Mail Delivery.

Access: This property has legal and all-weather access off a county-maintained farm to market road. There is a locked gate at the south entrance to the property and a private road leading to a cleared building site with all utilities.

Land: The 240 acres (m/l) of land is level to gently sloping containing a rich and deep sandy loam river bottom soil. The property has fencing around the west and north property lines and the east and south property lines are the center of the Kiamichi River. The property is cross fenced and is currently being used to run cattle. Approximately 60% of the land is cleared pasture land with a well established stand of cool season legumes and late season prairie grass. The balance of the property is covered with a mature stand of timber that is native to south eastern Oklahoma including redbud, hickory, white oak, sweet gum, sycamore, post oak, eastern red cedar and native shortleaf yellow pine. This property is very unique in that it has approximately 1.6 miles of frontage along the Kiamichi River which is a year round source of crystal clear water that provides recreational opportunities for fishing, swimming, kayaking and boat. Wildlife are frequently seen on this property.



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Agent's Comments: This property is a ranchers dream and a hunter's paradise! This one-of-a-kind property has frontage to the Kiamichi River for approximately 1.6 miles and contains an abundance of wildlife. When I drove across this property the first time, I saw several groups of wild hogs and whitetail deer. This property contains very rich and productive river bottom type soils that will grow virtually anything! The mountain views from this property are very spectacular in every direction. In my opinion, this property could be classified as true "Investment Grade Property".

Price: \$565,000