

## **Listing No. 8340**

### **Recreational Property with Cabin Site and Mountain/Valley View**

**Location:** Central Eastern Oklahoma in Latimer County. This property is located in a very remote and wilderness type setting surrounded by several miles of privately owned wooded timberlands. This location is known for producing some trophy size whitetail deer and there is an abundance of other wildlife including Eastern Turkey, Black Bear, Wild Hogs and several species of small game. There are many small lakes within a short drive of the property, which provide many recreational opportunities for boating, skiing, kayaking and fishing. The town of Wilburton, Oklahoma is about a 20-minute drive from the property. Dallas, Texas is about a 4-hour drive and Oklahoma City is about a 3-hour drive. Please refer to the Google Earth property map at the bottom of this advertisement to see the exact property location.

**Services to Property:** This is an off-grid type property. If desired, a water well could be drilled or a rainwater collection system could be installed. Propane or Butane gas could be delivered to the property. A conventional septic system could also be installed. Average rainfall for this area is 48 inches per year.

**Access:** This property has all weather access via a natural gas lease road. A driveway has already been constructed onto the property up to a level building site.

**Land:** The 23.9 acres (m/l) of land is completely covered with mature timber that is native to south eastern Oklahoma including a diverse variety of oaks, hickory, red bud, elm, eastern red cedar and several large native shortleaf yellow pine. There is a level and cleared building location the middle of the property on the top side of 8 mile mountain. This elevated mountain top setting provides a breath taking panoramic view of the surrounding mountains ranges to the North and South. There are two small ponds on the property which serve as a year round source of water for wildlife and could also be stocked with fish. This area is known for producing some trophy size whitetail deer and there is an abundance of other wildlife including Eastern Turkey, Black Bear, Wild Hogs and several species of small game. Property terrain varies from flat to gently sloping.

**Small Cabin:** There is an 8 foot wide x 40 foot long x 9 foot high storage container currently on this property, which could easily be fixed up for a weekend off-grid cabin. This structure will be included in the sale of the property.

**Property Taxes:** Approximately \$18 per year

**List Price:** \$47,800.