

\$160,000

COUNTRY HOME ON 20 ACRES CATTLE, PAST & HAY FARM FOR SALE

MLS # 35018-82490



MLS# : 35018-82490

Price : \$160,000

Type : Country Homes

Size : 20 Acres

Beds: 3

Baths : 2.00

Year Built : 1974

Address : 21136 US Hwy 270 , Howe , Oklahoma , 74940

FEATURES

- ✓ OKLAHOMA LAND FOR SALE
- ✓ GOOD PASTURE
- ✓ NEAR HUNTING, FISHING, BOATING
- ✓ MONTE SHOCKLEY II
918.413.1890
- ✓ CATTLE & HAY FARM
- ✓ COUNTRY HOME ON ACREAGE
- ✓ WHITETAIL DEER, TURKEY,
- ✓ SCENIC MOUNTAIN VIEWS

ABOUT THE PROPERTY

LOCATION: This property is about 15 miles from Poteau, Oklahoma, which is the county seat. Ft. Smith, Arkansas, population about 80,000, is 45 miles northeast. Area attractions include Lake Wister State Park, the Heavener Runestone, the Ouachita National Forest, Cedar Lake Trails and Equestrian Center and the scenic Talimena Drive. There is excellent hunting in the area for whitetail deer, wild hog, black bear, squirrel and other small game. Fishing opportunities for bass, crappie, perch, blue gill and other pan fish are abundant in this part of the state of Oklahoma.

LAND: 20 acres of land that is level to gently sloping with improved pasture land for cattle and hay. The property is fenced. Additional land is available if desired.

SERVICES: Electric, rural water, phone, mail delivery, school bus route.

HOME: This traditional style brick home was constructed in 1974 and has a slab foundation, central electric heat and air and a new composition roof. The home has

CONTACT US

MONTE SHOCKLEY

SALES ASSOCIATE

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🏠 Mixon Realty

📍 2507 N Broadway, Poteau, Oklahoma, United States, 74953

had updates

ENTRY: 4.1 x 12.10, Wood look laminate flooring, white textured walls, white woodwork and coat closet.

LIVING ROOM: 12.5 x 19.2, Wood look laminate flooring, white textured walls, white woodwork, ceiling fan with light, raised brick fireplace with wooden mantle above and double windows.

KITCHEN/DINING: 11.9 x 23.9, Wood look laminate flooring, white textured walls, kitchen cabinets with formica tops, ceramic backsplashes, ceiling fan with light, electric solid surface stove with vented microwave oven above, dishwasher and double porcelain sink. A 6' eating bar separates the kitchen from the dining area.

UTILITY ROOM: 7 x 9.3, Wood look laminate floors, cabinetry above washer and dryer connections, pantry and double doors leading out to front carport as well as rear yard.

BEDROOM #1: 11.5 x 14.0, Wood look laminate flooring, white textured walls, white woodwork, ceiling fan with light and closet.

HALL BATHROOM: Ceramic tile flooring and walls, single vanity with cabinetry below, vinyl tops, ceramic backsplashes, mirror and light above, electric baseboard heater and tub/shower with ceramic tile enclosure.

There is a hall linen storage closet.

BEDROOM #2: 11.5 x 12.3, Wood look laminate floors, white textured walls, ceiling fan with light and closet.

MASTER BEDROOM: 11.5 x 14.11, Wood look laminate floors, white textured walls, white woodwork, ceiling fan with light and double closets.

BATHROOM: Ceramic tile flooring, shower, commode, single formica top vanity with cabinetry below, ceramic backsplashes, mirror and light above and commode.

PRICE: \$160,000.00

TAXES: \$800.00 approximately

CONTACT: MONTE SHOCKLEY II (918)413-1890