



**MLS# :** 35018-82510

**Price :** \$299,900

**Type :** Hunting

**Size :** 179.4 Acres

**Beds:** 4

**Baths :** 2.00

**Address :** 34879 Wildhorse Road , Wister , Oklahoma , 74953

## FEATURES

- ✓ HUNTING LAND FOR SALE
- ✓ SCENIC MOUNTAIN & VALLEY VIEWS
- ✓ HUNTING, HIKING, CAMPING
- ✓ BLACK BEAR, WILDLIFE
- ✓ WHITETAIL DEER, WILD TURKEY
- ✓ 4 BEDROOM HOME WITH 2 SHOPS
- ✓ MOUNTAIN CREEK
- ✓ BOB BOWMAN (918)839-4717

## ABOUT THE PROPERTY

**LOCATION:** Central Eastern Oklahoma in LeFlore County nestled in the lower foothills of Cavanal Mountain bordering about 660 feet along a Wildhorse Rd. The town of Wister is about 7 miles. The city of Poteau is about 12 miles. Wister Lake State Park is about 10 miles. Dallas is about 4 hrs. Oklahoma City is About 3 hrs. Tulsa is about 1.5 hrs. The 1.5 million acre Ouachita National Forest is about 12 miles. The surrounding area is made up of small cattle farms located in the valleys with 75% or so of the land being densely wooded forest-type land of hilly and mountainous type terrain.

**SERVICES:** Electric, rural water service, phone, school bus route, mail route & LP gas delivery.

**LAND:** This land is mostly all wooded, the timber being hardwoods native to the area (included but not limited to oak, hickory nut trees, black haws, ash, persimmon, wild cherry, wild plums, hack-berry and others), plus red cedar and a considerable amount of yellow pine, some mature enough for a current harvest and lots of young

## CONTACT US

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pine for future cutting. This property has good prospects for a timber farm investment. The terrain ranges from about 600 MSL to around 800 MSL with about 50% of the land being level to modestly sloping. The remaining 50% of the land will have steeper slopes (consult attached topo map for features of the terrain). The valley and more level land is sandy-loam by nature and would be suited for some pasture or hay crops with there now being several small fields that the owner mows with his tractor. Throughout the property are 4-wheeler trails or jeep roads so that the entire property is assessable by a suitable vehicle. A small mountain creek flows through the land from North to South with there being a scenic water-fall at the North edge of the land. The owner reports the creek furnishes pools of standing water even in more dry seasons but most of the time it will be running water. This land is well fenced around its perimeter and the property has been surveyed so that the fences are all on the property lines. Currently the property is used as a hunting and recreational property. There are deer stands and feeders scattered across the land. The game most hunted is deer, turkey, squirrel, rabbit, quail and even black bear which has a season in Oklahoma. In addition to the creek, there is a pond on this land so that water for any livestock and for wild game is abundant. Average rainfall is about 45 to 50 inches in LeFlore County.

**WATER:** A mountain creek that flows most of the time, but in very dry seasons will have spring fed holes so that there is permanent water year around. There is a pond on the land. Average rainfall in this area is about 45 to 50 inches per year.

**HOME:** Permanently located on this land is a 1999 double-wide mobile home that has 2,112 s.f. of heated living area. The home is in good condition inside and out being ready for immediate occupancy without any improvement. It is tied down as per applicable code with an enclosed foundation. The exterior of the home is vinyl siding and a new metal roof has been install over the original roof. The home has gas central heating and electric central cooling. There is a wood-burning fireplace in the living area. Features of this home include the following:

- Living room: 15 x 23, wood lument floor, light gray painted walls, wood burning fireplace in one corner.
- Kitchen/dining area: The kitchen area is 13 x 14, wood floors, about 20 running feet of wood cabinets (cabinets on 2 walls) with Formica counters, a 4 x 5 ft center cook island with a vented hood over the stainless gas cooking range, dishwasher, stainless double-door refrigerator and a double stainless sink. The dining area has a 9 ft opening from the kitchen work area and is 9 x 10 also with wood floors, gray painted walls. There is a double sliding glass patio door that opens from the dining area to the rear wood deck/porch.
- Laundry: 6 x 9, wood floors, painted walls, hookups for washer and dryer.
- Master bedroom: 20 x 22, wood floors, gray painted walls, ceiling fan with light.
- Master bedroom bath: 7 ft double sink vanity with wood base, garden tub in the corner, separate glass-door shower unit, and separate room for the commode.
- Walk-in closet: Opens off the master bath and is about 8 x 10 feet with rods and shelving.
- Office or den or bedroom: 15 x 16, wood floors, gray painted walls, ceiling fan with light.
- Bedroom #3: 10 x 10, light gray painted walls, standard closet, and carpeting.
- Hall bathroom: Oval sink vanity, tub/shower combo unit, commode.
- Bedroom #4: 11 x 15, light gray painted walls, standard closet, and carpeting.
- South porch: 8 x 6, wood floor, banisters around porch and has a roof over porch.
- West porch: 4 x 8, wood floor, has a roof over porch.

- Heating system: Gas central. Original one has been replaced with this new one.
- Cooling system: Electric central. Original one has been replaced with this new one.

## **OUTBUILDINGS:**

- Big shop: 40 x 45, wood frame, metal covered walls and roof, cement floor, 12 x 14 overhead door to park and RV, two 10 x 12 overhead doors, electric and water to this building.
- Small shop: 25 x 32, cement floor, electric, metal sides and roof.
- Shed: About 10 x 24 for general storage – mower and equipment or wood for fireplace.
- Cement slab. There is a good cement slab about 30 x 30 for parking use or which is suitable to construct another building if desired. Electric and water to the slab.

**TAXES:** About \$660 per year.      **PRICE:** \$299,900.

**COMMENTS:** This unique property is a wonderful full-time home place or ideal future retirement farm that you can enjoy for vacations and hunting till that time comes, particularly if you want an active lifestyle. You can keep horses or a few cattle and enjoy great hunting in a scenic sparsely settled area surrounded by mountains. There are many nearby streams and lakes for fishing. The home is situated about 75 yards off the county road at the most elevated site on this property and allows a panoramic view of the Kiamichi mountains to the South across the valley. The home is surrounded by about a 2 or 3 acre yard well mowed and dotted with shade trees. Very nice outbuildings for your RV, bass boat and equipment all in tip-top condition.