



MLS# : 35018-82600

Price : \$299,500

Type : Riverfront Property

Size : 20 Acres

Beds: 1

Baths : 1.00

Year Built : 2013

Address : 172798 North 4455th Lane , Nashoba , Oklahoma , 74558

FEATURES

- ✓ OKLAHOMA CABIN ON LITTLE RIVER
- ✓ NEAR BROKEN BOW & SARDIS LAKES
- ✓ HORSE TRAILS, ATV TRAILS
- ✓ SPRING FED POND, RV SITES
- ✓ HUNTING WHITETAIL DEER, TURKEY
- ✓ WILDLIFE MANAGEMENT AREAS
- ✓ 2 CABINS/HORSEBARN/CELLAR
- ✓ HUNTING, FISHING, HIKING

ABOUT THE PROPERTY

LOCATION: This unique property is located at 172798 N 4455th Lane in Nashoba, Oklahoma. It is surrounded by Three Rivers and Honobia Wildlife Management Areas. The property is a 40 minute drive to Broken Bow Lake and 30 minutes from Sardis Lake. It is located less than ½ mile off of Highway 144 and is accessed by a county maintained road that dead ends at the property. The area features hunting for white tail deer, wild turkey, wild hogs, black bear and other small game. Fishing opportunities both on this property and the surrounding area lakes, rivers and streams include small and large mouth bass, crappie, catfish, and a variety of other pan fish. The property is directly across the river from the Wild Horse Riding Camp that features a variation of trails for horseback riding. The area also has designated trails for side by side enthusiasts. The Honobia Creek Wildlife Management Area covers 80,000 acres in Pushmataha and LeFlore counties in southeast Oklahoma. It includes part of the Ouachita National Forest and a stretch of privately owned timberlands, and includes the Upper Mountain Fork, Glover and Eagle Fork rivers. Three Rivers WMA covers 216,503 acres, McCurtain and Pushmataha counties in

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southeast Oklahoma. Land access permits can be purchased by Oklahoma residents and non-residents.

LAND: 20 acres more or less, that is level to gently sloping in terrain. It has 1,020 feet of river frontage on the upper portion of the beautiful Little River. The land is characterized by a nice mix of tall pine, oak, hickory and other hardwoods. It is an easy walk from the home down to the river. The land has some open pasture, two ponds, (one of which is stocked and spring fed), a great garden spot and plenty of room for fruit trees.

SERVICES: Electric (Choctaw), LP gas delivery. Water to the home is furnished by a well that is approximately 150' deep. Aerobic sewer system.

HOME: The home was built in 2013, has 8" hand hewn log siding exterior, a slab foundation, composition roof, has 2 x 6 walls, energy efficient windows, central electric heat and air as well as a wood burning stove. There is roughly 1,300 s.f of living area with a open kitchen/dining, living room, large bedroom, bath and utility. Room dimensions and descriptions include the following:

FRONT PORCH: 8 x 24, Covered, slab foundation.

LIVING ROOM: 18.3 x 21.3, laminate flooring, white textured walls and ceilings, two ceiling fans with lights, corner rock fireplace and a large 5 x 7 picture window.

KITCHEN/DINING: 13.3 x 16.8, Ceramic tile (16 x 16) floors, white textured walls and ceilings, and spot lighting. The dining area has a 4 x 5 picture window as well as glass doors leading out to the front porch. The kitchen has knotty alder cabinetry, gas stove, microwave, double sink, dishwasher and refrigerator.

UTILITY ROOM: 11.3 x 11.07, Ceramic tile floors, washer & dryer connections, hot water connections and door leading to outside.

HALF BATH: Ceramic tile floors, white textured walls and ceilings, commode and single vanity.

BEDROOM: 11.9 x 12.5, Laminate flooring, white textured walls and ceilings, ceiling fan with light, closet.

BATHROOM: Ceramic tile floors, large ceramic tile walk-in shower, commode, single vanity with formic top, mirror and lighting above, white textured walls and ceilings and large closet.

GUEST CABIN

CABIN: This structure was remodeled in 2012. It has about 544 s.f. It has gas wall heaters and window ac units for cooling.

ENCLOSED FRONT PORCH: 7.8 x 15,

KITCHEN/LIVING: 15.6 x 23.2 The walls are a combination of birdseye beadboard and knotty pine. There is a ceiling fan in the living area, window ac and gas wall heater. The kitchen has cabinetry with ceramic tops and backsplashes and a double stainless sink.

BATHROOM: Commode, ceramic tile flooring, large ceramic tile shower and single vanity with cabinetry below.

BEDROOM: 11.7 x 12.4, Laminate flooring, walls are covered birdseye beadboard and T-1 11 siding. The room has a ceiling fan with light and double closets.

COVERED PORCHES: 9 x 16 and 9 x 18

STORM CELLAR:

CARPORT: 18 x 31

HORSEBARN: 14 x 30, Metal (Davis Building) with 12 x 30 shed which has three stalls for horses.

GARDEN SHED/GREENHOUSE: 10 x 16

WATER HOLDING TANK: Irrigates yard and fruit trees with water from the spring fed pond

PRICE: \$299,500

TAXES: \$738.74

KEY FEATURES

- **LITTLE RIVER FRONTAGE**
- **PRIVATE & SECULDUED**
- **MOUNTAIN VIEWS**
- **POSSIBLE RV SITES**
- **AREA ATV AND HORSEBACK RIDING TRAILS**
- **WILDLIFE MANAGEMENT AREAS SURROUND**
- **EXCELLENT AREA HUNTING & FISHING**
- **STOCKED SPRING FED POND**
- **NEAR BROKEN BOW & SARDIS LAKES**