

\$60,000

OKLAHOMA LAND FOR
SALE/HOMESITE/PASTURE/NEAR LAKE
MLS # 35018-82660



MLS# : 35018-82660

Price : \$60,000

Type : Land for Sale

Size : 20 Acres

Address : Addison Loop , Howe , Oklahoma , 74953

FEATURES

- ✓ OKLAHOMA LAND FOR SALE
- ✓ PASTURE/GOOD GRASS
- ✓ SEASONAL CREEK
- ✓ AREA HUNTING, FISHING, CAMPING
- ✓ GOOD COUNTRY HOMESITE
- ✓ GOOD ACCESS/FRONTAGE 2 SIDES
- ✓ UTILITIES FOR BUILDING
- ✓ JEFF COOPER (918)658-4162

ABOUT THE PROPERTY

Location: This property is located on Addison Loop in Howe, Ok. It is ½ mile off of highway 270 between the cities of Wister and Heavener. Wister Lake and the Wister wildlife management area is only 5-10 minutes away from this property and provides great fishing and hunting opportunities. Ft. Smith, Arkansas, which has a population of approximately 80,000 is only a 35 minute drive. Poteau, OK the county seat for LeFlore County, is only 20 minutes or less away and has medical clinics, hospitals, restaurants and shopping.

Services to Property: Electricity, rural water, LP gas delivery, School bus route.

Land: There are 20 acres (m/l) of level land (survey will be provided with exact acreage amount). The land is currently being used as pasture land and is very productive due to good soils. Property is mostly all fenced, has a seasonal creek that can provide a water source for livestock. There are scattered mature shade trees along the creek providing livestock shading as well as a nice setting for a home site. The new owner can raise cattle, horses, or just have room to let the family enjoy the outdoor setting. If gardening and fruit trees are of interest the soil would be suitable for raising your own fruits and vegetables.

Comments: The location and price makes this a great opportunity for a hobby farm, increase your ranching operation with more hay production, or an amazing home site. The views to the south has the nice feel and looks desired when you live in the country. This property is located in a very quiet and peaceful country setting and it is still close to all the modern conveniences of

CONTACT US

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life in the nearby cities. The road frontage on 2 sides would also afford the new owner the ability for a multi-family home site.

Property Taxes: Property taxes estimate \$200/year.

Sale Price: \$60,000.00

For more information contact Owner and Sales Agent, Jeff Cooper at 918-658-4162.