



**MLS# :** 35018-82630

**Price :** \$385,000

**Type :** Land for Sale

**Size :** 220 Acres

**Address :** Old Hwy 9 , Stigler , Oklahoma , 74953

## FEATURES

- ✓ OKLAHOMA LAND FOR SALE
- ✓ NEAR KERR LAKE
- ✓ FISHING, HUNTING, HIKING,
- ✓ POSSIBLE SUBDIVISION POTENTIAL
- ✓ SEASONAL CREEK ON PROPERTY
- ✓ SCENIC MOUNTAIN VIEWS
- ✓ WHITETAIL DEER, SMALL GAME
- ✓ JEFF COOPER (918)658-4162

## ABOUT THE PROPERTY

**Location:** This property is located on old highway 9, Stigler, Oklahoma. It is approximately 200 acres. The town of Stigler is only 4 miles west of this property. Kerr Lake is approximately 2 miles east. The area is known for great hunting for whitetail deer, hogs, turkey, squirrels and great fishing. The town of Stigler has shopping, hospital and clinics, and a high school. Sallisaw Oklahoma and interstate 40 is only 25 miles north and east. Ft. Smith Arkansas approximately 80,000 population is only a 30-minute drive to the east as well.

**Services to Property:** Electricity, rural water, High speed Internet, natural gas.

**Land:** This 220 +/- tract is positioned in a way that with roadway easement it can be divided up into residential home sites (see photo of proposed plat attached), the land is situated into tracts of 78.94 acres, 80 acres and 40 acre all contiguous tracts. The fences are new on a large portion of the boundaries. The land is elevated with view of the surrounding mountains to the south. The pastures and open ground has native grasses growing suitable for livestock and wildlife. There is a nice mixture of mature hardwood shade trees and other trees native to the area. The balance of the wooded land offers privacy as well as great habitat for the wildlife. There is a seasonal creek running thru the property providing water for wildlife.

**Comments:** The location to highway 9 coupled with the larger tract ownership of the

## CONTACT US

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surrounding neighbors, makes this property attractive for a hunting ranch, country home site, or as an investment to develop as the area housing needs grow. Being just minutes away from access to Wal-Mart and other businesses makes it very attractive to build a home, raise a family and enjoying the country life of livestock, hunting, and other outdoor activities all while being close the modern conveniences of town. The proximity of area lakes for fishing and other water activities is another obvious benefit of owning this property.

Owner states he would consider dividing property into 2 tracts of 78.94 and 120 acres respectively.

**Other features:** old railroad bridge, beautiful views, Kerr Lake nearby, great hunting, development potential

**Property Taxes:** Property taxes are currently \$300/year.

**Sale Price:** \$385,000.00

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