

**\$84,000**

OKLAHOMA HOME SITE NEAR WISTER LAKE  
SALE HOBBY FARM  
MLS # 35018-82670



**MLS# :** 35018-82670

**Price :** \$84,000

**Type :** Land for Sale

**Size :** 28 Acres

**Address :** Addison Loop , Howe , Oklahoma , 74953

## FEATURES

- ✓ OKLAHOMA LAND FOR SALE
- ✓ WHITETAIL DEER, WILD TURKEY
- ✓ FISHING IN AREA LAKES, RIVERS
- ✓ COUNTRY HOME SITE
- ✓ HUNTING, HIKING, CAMPING
- ✓ SEASONAL CREEK ON PROPERTY
- ✓ NEAR NATIONAL FOREST
- ✓ 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 28 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

**JEFF COOPER**  
SALES ASSOCIATE

☎ (918) 658-4162

✉ [crivervalley@yahoo.com](mailto:crivervalley@yahoo.com)

🏠 Mixon Realty

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

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:** \$84,000.00

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