



MLS# : 35018-82650

Price : \$59,900

Type : Country Homes

Size : 1.25 Acres

Beds: 3

Baths : 1.00

Year Built : 1960

Address : 25833 Old Hwy 112 , Cameron , Oklahoma , 74953

FEATURES

- ✓ COUNTRY HOME FOR SALE
- ✓ SCENIC MOUNTAIN & VALLEY VIEWS
- ✓ 3 BEDROOM
- ✓ HANDY TO FT. SMITH, ARKANSAS
- ✓ HUNTING, FISHING, CAMPING
- ✓ HIKING, LAKES, RIVERS, STREAMS
- ✓ GARDEN SPOT
- ✓ STORAGE BUILDING & CELLAR

ABOUT THE PROPERTY

LOCATION: 25833 Old Highway No. 112, Cameron, Ok. This property is located at the North edge of the small town of Cameron and fronts along a county highway. The larger city of Ft. Smith, Ark, is about 15 mi. Poteau is about 7 mi.

LAND: 1.25 acres of level land fronting 200 feet along Old Highway No. 112. This is good sandy-loam soil well suited to garden crops of all kinds, berries and fruit trees.

SERVICES: Electric, rural water, phone, LP gas delivery, school bus and mail route.

HOME: Country records state this home was constructed new in 1960. It is a frame constructed home with pier and beam with a solid concrete block foundation that affords crawl space under the home for plumbing. The exterior of the home has been covered with life-time metal drop siding. The windows are all aluminum-framed single pane type. The home has a newer composition roof. The home has 844 s.f. of heated living area. Other features of this home include the following:

CONTACT US

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Living room: 11 x 16, white painted walls, picture window, wood-laminate floor.

Kitchen/dining room: 10 x 18 with kitchen at West end and dining area at East end of the room. Walls are painted desert tan with tiled floors. Nice wood kitchen cabinets are on 3 walls in a 'U' configuration and total about 20 feet. The cabinets have tile counter-tops and tiled back splash. There is a double stainless sink. The cooking range is black with smooth top cooking surface and there is a vented hood over the range.

Bedroom #1: 9 x 9, dark gray carpet, white walls, rear exterior door opens to rear wood deck. This room has a utility closet with hookups for washer and dryer.

Bedroom #2: 9 x 9, earth-tone carpet, standard closet, white walls.

Bedroom #3: 8 x 13, white walls, dark gray carpet, standard closet, ceiling fan with light.

Bathroom: Tile floor, new fixtures which include pedestal sink, commode, tub with shower.

Carport: 12 x 20 with cement floor,

Front porch: 4 x 12 with roof over porch.

Rear deck: 8 x 10 made of treated decking lumber with banisters.

Heating: Wall type heater with LP fuel.

Cooling: Wall mounted air-conditioning unit plus ceiling fans.

TAXES: \$490.73

PRICE: \$59,900.