

\$33,250**LAND FOR SALE ON BLUE MOUNTAIN NEXT TO
NATIONAL FOREST
MLS # 35018-81630****MLS#** : 35018-81630**Price** : \$33,250**Type** : Land for Sale**Size** : 13.3 Acres**Address** : Rt.1 , Talihina , Oklahoma , 74953

FEATURES

- ✓ LAND FOR SALE IN OKLAHOMA
- ✓ WILD TURKEY, BLACK BEAR
- ✓ OFF-GRID CABIN SITES
- ✓ BOB BOWMAN (918)839-4717
- ✓ NEAR NATIONAL FOREST
- ✓ HUNTING WHITETAIL DEER
- ✓ PRIVATE AND SECLUDED
- ✓ SCENIC MOUNTAIN VIEWS

ABOUT THE PROPERTY

Location: This unique recreational property is located on top of the Blue Mountain Range in south eastern Oklahoma in the heart of the 1.5 million acre Ouachita National Forest, which provides hunting opportunities for whitetail deer, eastern wild turkey, black bear, wild hog and other small game as well as direct access to an impressive network of ATV, hiking and horseback riding trails that are operated and maintained by the US Forest Service. Cedar Lake, Wister Lake State Park, Post Mountain Lake and Lake Sardis offer some of the best fishing in Oklahoma and are a very short drive from the property. This property is about a 4 hour drive from Dallas, Texas, a 2 hour drive from Tulsa, Oklahoma and a 1 hour drive from Fort Smith, Arkansas. At the bottom of this listing is a Google Earth link with the perimeter of the property outlined to show its exact location.



Services to Property: There currently are no services to this property. It would be possible to drill for a water well and install a septic system. LP Gas could also be delivered to this location. The property has a South facing slope for optimal solar efficiency.

Access: A US Forest Service road (Blue Mountain Road) runs along the North

CONTACT US

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property line. This road is a well maintained road that will provide all weather access to the property.

Land: The approximately 13.3 acres (m/l) of recreational property lies on the crest of the Blue Mountain Range with only moderate elevation change across the property. This property has approximately 640 feet of frontage along a US Forest Service Road (Blue Mountain Road) and also has frontage along an private road on the West property boundary. The property provides an amazing view of Wister Lake, several mountain ranges as well as the River Valley below. Most of the mature timber was harvested off the property approximately 10 years ago and currently the property is covered with a nice young stand of timber that is native to south eastern Oklahoma including a diverse variety of oaks, red bud, hickory as well as a nice mix of native shortleaf yellow pine trees. This property will provide the new owner with some future income potential from timber harvesting. There are multiple locations on the property where there are nice level building locations for an off-grid type cabin. The property is approximately 700 feet from the Ouachita National Forest, which provides excellent hunting opportunities for whitetail deer, eastern wild turkey, black bear, wild hogs and other small game species as well as direct access to an impressive network of ATV, hiking and horseback riding trails that are maintained by the US Forest Service.

Realtor's Comments: The mountain views from this property are spectacular. This property is in the heart of the Ouachita National Forest which provides recreational opportunities for hunting, fishing, camping, hiking and 4-wheeler riding. The property is very unique in that it lies near the peak of Blue Mountain and yet the terrain is relatively flat.

Price: \$33,250

Owner Financing: Possible owner financing available.

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