



MLS# : 35018-82300

Price : \$48,000

Type : Land for Sale

Size : 16 Acres

Address : Rt.1 , Keota , Oklahoma , 74953

FEATURES

- ✓ GOOD BUILDING SITE
- ✓ NEAR KERR LAKE
- ✓ HOBBY FARM/UTILITIES
- ✓ NEAR SALLISAW OKLA
- ✓ OKLAHOMA LAND FOR SALE
- ✓ PASTURE & HAY MEADOW
- ✓ POND FOR FISHING & LIVESTOCK
- ✓ JEFF COOPER (918)658-4162

ABOUT THE PROPERTY

Location: This property is located in the small community of Cowlington, OK, which is 9 miles south of the town of Sallisaw Oklahoma. Kerr Lake is only minutes away from this property. It fronts Cowlington road on the south and A street on the west. Kerr Lake is lake located on the Arkansas River and has great fishing for Bass, Crappie and Catfish. It location makes it handy to access I-40 east/west and is only 30 minutes away from Ft. Smith, Arkansas which has population of 80,000 plus. Other larger towns, Poteau and Stigler are both only 30 minutes or less away and have medical clinics, hospitals, and shopping.

Services to Property: Electricity, rural water, LP gas delivery, rural mail delivery.

Land: There are 16 acres (m/l) of level land. The land is currently being used as a hay meadow and is very productive due to good soils and management. It has a small corral that is used to catch livestock, as well as 2 loafing shed for animals to have shelter from the weather. Property is fenced, has a pond for fishing as well as water supply for the livestock. There are a few scattered shade trees around that would make nice setting for a home site. Owner reports that this property used to be home to a working cotton gin in the earlier years.

Realtor's 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. This property is located in a very quiet and peaceful country setting and it is still close to all the modern conveniences of life in the nearby cities. The road frontage on 2 sides would also afford the new owner the ability for a multi-family development.

CONTACT US

JEFF COOPER
SALES ASSOCIATE

☎ (918) 658-4162

✉ crivervalley@yahoo.com

🏠 Mixon Realty

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

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

Sale Price: \$48000/\$3000 per acre

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