

**\$135,090**171 Acre Timber Investment and Hunting Prop  
on Sugar Loa

MLS # 35018-80250

**MLS#** : 35018-80250**Price** : \$135,090**Type** : Land for Sale**Size** : 171 Acres**Address** : Rt. 1 , Poteau , Oklahoma , 74953

## FEATURES

- ✓ 171 ACRES OF LAND FOR SALE
- ✓ HUNTING FOR WHITETAIL DEER
- ✓ REMOTE & SECLUDED
- ✓ MARKETABLE TIMBER FARM
- ✓ GOOD OFF GRID CABIN SITES
- ✓ HUNTING FOR BLACK BEAR
- ✓ SCENIC MOUNTAIN VIEWS
- ✓ BOB BOWMAN (918)839-4717

## ABOUT THE PROPERTY

**Location:** This property is located at the base of the mighty Sugar Loaf Mountain Range in Southeast Oklahoma in a very remote and secluded wilderness type setting surrounded by miles of privately owned timberland. The property is about 12 miles southeast of the city of Poteau, OK and 20 miles southeast of the city of Fort Smith, Arkansas. Oklahoma City is about a 3 hr drive and Dallas, Texas is about a 4.5 hour drive.

**Services to Property:** None

**Access to Property:** Property can be accessed by a natural gas lease road and logging roads. Property is located behind a locked gate.



### Property Features:

- South-eastern Oklahoma timberland investment opportunity along with great hunting for whitetail deer, eastern turkey, wild hog, black bear, squirrel, rabbit and other small game.
- Property has been owned and extensively managed by a major timber investment company for several years. The plantation pine timber has recently been harvested off about 80% of this tract. The remaining 20% contains a mix of native shortleaf yellow pine and hardwood timber that is native to south eastern OK. Check with your accountant for the tax advantages of a timber farm.
- Property terrain varies from flat to gently sloping to moderately steep with hilltop setting providing scenic valley and mountain views.

## CONTACT US

**BOB BOWMAN**

SALES AGENT

 (918) 839-4717 bobbowman129@yahoo.com Mixon Realty 2507 N Broadway, Poteau,  
Oklahoma, United States, 74953

- Property can be accessed by a dirt logging road and is located behind a locked gate for added security.
- There are several level spots on this property where an off-grid type cabin could be constructed.
- The property perimeter has been marked on 2 sides.
- Property is located in a very remote and secluded wilderness type setting surrounded by miles of privately owned timberland.
- There is a seasonal creek that flows across the North side of this property.
- Short drive to fishing and boating at Lake Wister State Park, Cedar Lake, Poteau River, Post Mountain Lake and Lake Sardis.

**List Price: \$135,090**

**Property Taxes:** Estimated at \$170 per year

**Owner Financing:** Owner financing is available for this property.

**Parcel #6**