

**MLS# : 35018-81380****Price : \$504,719****Type : Land for Sale****Size : 917 Acres****Address : Rt. 1 , Big Cedar , Oklahoma , 74953**

FEATURES

- ✓ SURROUNDED BY NATIONAL FOREST
- ✓ HUNTING, HIKING, CAMPING
- ✓ WHITETAIL DEER, WILD TURKEY
- ✓ BOB BOWMAN (918)839-4717
- ✓ 917 ACRES OKLA LAND FOR SALE
- ✓ OFF GRID CABIN-SITES
- ✓ BLACK BEAR, WILD HOG
- ✓ SCENIC MOUNTAIN VIEWS

ABOUT THE PROPERTY

Location: This unique property is nestled on the South side of the Kiamichi Mountain Range with the East property boundary being the Oklahoma/Arkansas state line. This property is unique in that it is surrounded by 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. The property is located approximately 10 miles east of the small community of Big Cedar, OK and approximately 15 miles west of the bigger town of Mena, Arkansas. Broken Bow Lake, which offers some of the best fishing in Oklahoma is only a short 45 minute drive from the property. A Google Map with the perimeter of the property outlined is furnished at the very bottom of this page to show the exact location of the property.

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.

Access: This property is accessed by traveling across a US Forest Service Road that comes in on the North side of the property.

Land: The 917 acres lies on the South side of the Kiamichi Mountain Range. The terrain on this property varies from level to gently sloping to fairly steep. There is one nice wide gently sloping ridge that runs down the South side of Kiamichi Mountain and through the property. The

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SALES AGENT

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marketable timber was harvested off this ridge approximately 10 years ago. One either side of the ridge are draws where the timber was not harvested which contain some native shortleaf pine and mature hardwood timber that is native to south eastern Oklahoma including a diverse variety of oaks, red bud, hickory and sweet gum. There are several old logging roads running through the property that can be used for side by side trails to access the different parts of the property. There are several nice building spots for an off-grid cabin that would have a breathtaking view of the mountains and valleys to the South. Small tracts of land down the gently sloping ridge could be easily cleared and used for wildlife food plots. There are also several ideal spots to construct ponds for a permanent water source. This property is very unique in that it is completely surrounded by the 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.

Realtor's Comments: The mountain views from this property are spectacular. In my opinion, this property can be classified as true "Investment Grade Property".

Price: \$504,719 (\$550/acre)

CALL BOB BOWMAN (918)839-4717