



**MLS# : 35018-81730**

**Price : \$15,000**

**Type : Land for Sale**

**Size : 2 Acres**

**Address : Rt. 1 , Panama , Oklahoma , 74953**

## FEATURES

- ✓ OKLAHOMA LAND FOR SALE
- ✓ ALL UTILITIES FOR BUILDING
- ✓ NATIONAL FOREST
- ✓ HUNTING, FISHING, CAMPING
- ✓ GOOD COUNTRY HOMESITE
- ✓ SPOT FOR GARDEN & FRUIT TREES
- ✓ WISTER LAKE, KERR LAKE
- ✓ BOB BOWMAN (918)839-4717

## ABOUT THE PROPERTY

**Location:** This property is located in a private country setting about 1.8 miles North of the town of Panama with frontage along a county road. The new owners will enjoy the very best of country living and yet still be close to the modern conveniences that are offered in the nearby town of Panama including grocery store, post office, public school system and churches. The surrounding area offers many recreational activities for the outdoorsman. Spiro Lake is about 2-miles East of the property. Wister Lake State Park and Cedar Lake are also a short drive away and the 1.5 million-acre Ouachita National Forest is just a few miles to the South. The Property is approximately 10 from the county seat of Poteau, OK, a short 20-minute drive to Fort Smith, Ark, and 4 hours to Dallas, Texas.

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

**Land:** This property consists of approximately 2 acres (m/l) of land that is level to gently sloping with a mixture of open meadows containing a well-established stand of cool season legumes along with a scattering of mature hardwood timber that is native to south-eastern Oklahoma. The soil in this area is a deep and silty loam soil that is well suited for a garden spot and fruit trees. The West side of this property has frontage along a pave county road. This would be the perfect place to call home!

**Realtor's Comments:** This property is located in a peaceful country setting and it is still close to all the modern conveniences of life in the nearby cities. Would be the perfect location to build a home.

**Sale Price:** \$15,000 – Possible owner financing available.

## CONTACT US

**BOB BOWMAN**

SALES AGENT

☎ (918) 839-4717

✉ bobbowman129@yahoo.com

🏠 Mixon Realty

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

Tract #2

**CONTACT: Bob Bowman (918)839-4717**