

\$75,000

LAND FOR SALE ON KERR LAKE/HUNTING-FISHING-CAMPING
MLS # 35018-81920



MLS# : 35018-81920

Price : \$75,000

Type : Land for Sale

Size : 20 Acres

Address : 2507 N Broadway , Keota , Oklahoma , 74953

FEATURES

- ✓ LAKEFRONT LAND FOR SALE
- ✓ BOUNDS PUBLIC HUNTING LAND
- ✓ CABIN OR HOMESITE
- ✓ CAMPING, FISHING, HIKING
- ✓ REMOTE & SECLUDED
- ✓ KERR LAKE/CORP OF ENGINEER
- ✓ WOODED, WILDLIFE
- ✓ DARALI MIXON (918)647-6664

ABOUT THE PROPERTY

LOCATION: Located about 4 miles west of HWY. 59 on the southeast side of 44,000 acre Kerr Lake. Robert S. Kerr Reservoir is located within the Cookson Hills, on the Arkansas River in Sequoyah, Le Flore, Haskell, and Muskogee counties in eastern Oklahoma, US. It is about eight miles south of the nearest major town, Sallisaw, Oklahoma. The reservoir is impounded by Robert S. Kerr Lock and Dam at river mile 336.2 (km 541.1) on the Arkansas River, just a few miles below its confluence with the Canadian River. The lock and dam are part of the McClellan-Kerr Arkansas River Navigation System, which provides for barge navigation on the Arkansas River and some of its tributaries. The U.S. Army Corps of Engineers maintains the locks and navigation system. https://en.wikipedia.org/wiki/Robert_S._Kerr_Reservoir

The lake and surrounds are popular destinations for boating, fishing and hunting. Facilities at the lake include boat ramps, picnic areas, RV and tent campsites, swimming beaches, hiking trails and concession stands. The Army Corps of Engineers also manages over 10,000 acres (40 km²) surrounding the lake for public hunting.

Fishing for largemouth bass, spotted bass, channel catfish, flathead catfish, blue

CONTACT US

DARALI MIXON
MANAGING BROKER

📞 (918) 647-6664

✉ dmixon@unitedcountry.com

🏠 Mixon Realty

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

catfish, white crappie, walleye, bluegill, green sunfish, redear sunfish, white bass, striped bass, paddlefish and sauger at Robert S Kerr Reservoir in Oklahoma. .

<https://www.aa-fishing.com/ok/ok-fishing-lake-robert-kerr.html>

Regarded as one of the top striper fishing lakes in Oklahoma, Kerr Lake - officially Robert S Kerr Reservoir, is an excellent place to catch a monster striped bass. In addition to stripers there are healthy populations of catfish, crappie, largemouth and spotted bass, white bass, paddlefish, sauger, bluegill and sunfish. Flathead catfish, blue catfish stripers and crappie receive the most attention of local anglers. The 44,000-acre lake is a literal fish factory making it an ideal destination for a quick fishing trip or an extended vacation. Located in the east-central part of the state, at Sallisaw, OK, this reservoir provides 250 miles of shoreline for anglers to pursue their favorite fish species. Access to the shoreline for fishing from the bank, is available at dozens of locations around the lake, including at the wildlife refuge, five park areas, campgrounds and boat launch ramps. This is a good lake for pleasure boating and all types of fishing boats. However, be aware of the barge traffic! Keep out of their way and be safe. Canoes and kayaks are particularly susceptible to the tipping due to wakes from a barge. Kerr Lake has a marina, boat rentals, stores, restaurants and camping in the area.

Game Species of Interest:

Deer: White-tailed deer are present in fair numbers. Turkey: Very few Rio Grande turkeys are present. Quail: Bobwhite quail are present. Rabbit: Cottontail are present in fair numbers and Swamp rabbits can be found in some areas. Furbearers: Coyote, bobcat and raccoon are present. Dove: The area offers agricultural fields that attract dove. Squirrel: Fox and Gray squirrels are present. Waterfowl: Usually good duck and goose numbers on and around the area.

LAND: 20 Acres of land that is level to gently sloping in terrain. The land is accessed by a county road on the east side and an easement on the south. It bounds The Army Corp of Engineer Land on the north with direct access to the lake on the northeast boundary. It is currently densely wooded.

SERVICES: Electric is available on the south side. Phone, mail delivery, school bus.

TAXES: \$20.00

PRICE: \$75,000.00

BULLET POINTS

- **FISHING on KERR LAKE**
- **HUNTING**
- **BOUNDS 10,000 acre Public Hunting Land**
- **CAMPING, BOATING, HIKING**
- **CABIN or HOMESITE**
- **GOOD ACCESS**
- **ELECTRIC AVAILABLE**

AGENT: Darali Mixon (918)647-6664