

**\$98,500**

SUGAR LOAF CREEK 40 ACRES – FISHING, HAY  
CROPS, DUCK, GEESE  
MLS # 35018-82120



**MLS# :** 35018-82120

**Price :** \$98,500

**Type :** Land for Sale

**Size :** 40 Acres

**Address :** Sugar Loaf Creek , Howe , Oklahoma , 74940

## FEATURES

- ✓ 40 ACRES OF HUNTING LAND
- ✓ PASTURE & HAY
- ✓ FISHING ON THE PROPERTY
- ✓ HUNTING FOR DUCK & GEESE
- ✓ DEER, TURKEY, WILD HOG
- ✓ RICH BOTTOM LAND SOILS
- ✓ SCENIC MOUNTAIN VIEWS
- ✓ JEFF COOPER (918)658-4162

## ABOUT THE PROPERTY

**LOCATION:** Central Eastern Oklahoma in LeFlore County. The property is about 8 miles from the county seat city of Poteau. The larger city of Ft. Smith, Ark, is about 30 min. Oklahoma City is about 3 hrs., Tulsa is about 1.45 hrs, Dallas is about 4.5 hrs. The land is situated in level river valley with mountains on 3 sides of the property. The land has about ¼ mi frontage along a county farm to market road and is about ½ mi from SH 83.

**SERVICES:** Electric, phone, rural mail delivery, school bus route and LP gas delivery.

**LAND:** 40 acres (m/l) of level creek-bottom land consisting of deep sandy-loam soils well suited to pasture, hay, fruit and garden crops of all kinds. About 80% of the acreage is cleared and in pasture with a well established stand of cool season legumes and late season Bermuda grass. The balance of the property is covered with mature trees scattered throughout the property that provides a perfect balance of cover for the wildlife. These trees are native to southeastern Oklahoma including redbud, hickory, pin oak, sweet gum, red oak, post oak, eastern red cedar and native shortleaf yellow pine. The property has barbwire fencing around most of the perimeter. Sugar Loaf creek runs thru the southeast corner and also borders the west boundary which also provides waterfowl hunting and fishing. There is an older pond for water on property that provides a source of water for wildlife and

## CONTACT US

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livestock. Owner reports good duck hunting on the west creek access, since the Poteau River is a less than ½ mile away and is an established water-fowl flying path in our area.

**TAXES:** Approximately \$100 per year.

**PRICE:** \$98,500.00

**COMMENTS:** This affordable property is a hunter's paradise. The neighboring large acreage ranching landowners makes this perfect wildlife habitat, providing a natural and safe travel corridor for all wildlife in every direction. In addition its location to sugar loaf creek and the Poteau River makes it a natural waterfowl flyway. It 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 new owners will enjoy the best of deer, turkey, squirrel and hog hunting. Fishing in Sugar Loaf Creek year around for bass, crappie, catfish and other pan-fish with running water frontage on 2 sides of the land. The current owner reports hay production each year of 150 to 175 large round bales with just one cutting which is sold to a long-time repeat customer. The surrounding area offers many recreational activities for the outdoorsman, Poteau River and Wister Lake State Park both offer some of the best fishing and water-fowl hunting in Oklahoma. The Ouachita National Forest has 1.5 million acres that is open year around for horse-back riding, camping, hiking, turkey, deer, quail, hog and even bear hunting during season. This property will be ideal for your vacation, hunting and fishing headquarters.

**BULLET POINTS:**

- Creek frontage on 2 sides of this land.
- County road frontage for 1/4th mile.
- Hunting for ducks and geese right on property.
- Fishing for bass, crappie, catfish and other pan fish right on property.
- Income potential from hay crops that are produced and sold yearly.
- Excellent pasture for livestock.
- Scenic view of Sugar Loaf, Poteau and Cavanal Mountains.
- Good deer, turkey and wild hog hunting area.
- Rich bottom land soils will grow any crop desired.

**AGENT: Jeff Cooper (918)-658-4162.**