

Listing No. 8302

4 Acres and Recreational Mountain Cabin Adjoining National Forest

Location: This “One of a Kind” property is nestled in the heart of the Ouachita National Forest in a beautiful valley setting between the Winding Stair Mountain Range to the South and Blue Mountain to the North. The south property line has frontage to 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. This property is located 1 mile East of Post Mountain Lake and less than 10 miles from Cedar Lake, which is where the last two Oklahoma state record largemouth bass were caught. Near-by towns include Heavener, Talihina, Big Cedar, Broken Bow and Hochatown. This property is about a 4 hour drive from Dallas, Texas. At the bottom of this listing is a Google Earth image with the property perimeter outlined in red. The physical address is 25819 Post Mountain Road; Heavener, OK 74937.

Services to Property: Rural Electricity, conventional septic system, and LP gas delivery. There is a functional water well with downhole submersible electric 10 gpm pump, pressure switches and volume tank. The water well equipment is housed in an insulated metal weather proof building with concrete slab foundation. This well was recently drilled and initial testing showed the water rate to be 28 gallons per minute!

Access to Property: The property is accessed by a county-maintained gravel US Forest Service Road (Post Mountain Road). This is an all-weather access road. There is a locked entrance gate and 2-3/8” pipe rail fencing along the North property line.

Land: The cabin sits on 4 acres of level to gently sloping land. This land is Parcel #9 on the survey document attached to this advertisement. The property is covered with a mature stand of hardwood and evergreen timber that is native to south eastern Oklahoma including a diverse variety of oak trees, redbud, hickory, sweet gum, eastern red cedar and native shortleaf yellow pine. The south property line has frontage to the 1.5 million acre Ouachita National forest. Horse Trail #8 comes within a few hundred feet of the property, which provides direct access to approximately 200 miles of horseback and hiking trails maintained by the US Forest Service. Wildlife are frequently seen on the property as well as the adjoining National Forest.

Cabin: The cabin is new construction and includes approximately 1275 square feet of heated and cooled living space with 2 bedroom, 1 bath and a large sleeping loft area. The cabin sits on a concrete slab foundation. The exterior of the cabin is designed to be maintenance free. The exterior walls and roof are covered with brown colored 26 gauge metal roofing and there is vinyl siding in the soffit areas. The interior of the cabin is finished out with a mix of rustic tongue and groove white pine and textured sheet rock, knotty pine interior doors, and rustic wood colored water proof laminate flooring. The cabin was designed and built to be energy efficient to minimize heating and cooling costs. Energy efficient vinyl windows with Low-E glass and Argon gas were used throughout the home and there is an energy efficient 30,000

Btu/hr ductless mini split heating and air conditioning systems. Approximate room dimensions are given below:

Living Room Area Open to Kitchen: 14.5 feet x 32 feet – There is a large kitchen area that is open to the living room area. This room has 10 foot outside walls and a vaulted ceiling. The kitchen has custom hand made stained wood cabinetry, Formica countertops, travertine tile backsplash and stainless steel double sink. The kitchen comes equipped with a stainless steel electric stove, vent hood and stainless steel refrigerator. There are several vinyl windows in this room for natural lighting. There is a wood ladder at the side of the living room that provides access to the upstairs sleeping loft. There is a 3 foot wide entry door off the front porch and a 3 foot entry door off the kitchen that leads to a covered back porch.

Master Bedroom: 12 feet x 12.5 feet – This room has textured sheetrock walls and ceiling and the floors are covered with rustic wood colored waterproof vinyl flooring. There is a light/ceiling fan, three windows and a 3 foot x 4.5 foot enclosed closet with knotty pine door.

Bedroom #2: 10 feet x 12 feet – This room has textured sheetrock walls and ceiling and the floors are covered with rustic wood colored waterproof vinyl flooring. This room also has a light/ceiling fan, one window and a 3 foot x 4.5 foot enclosed closet with knotty pine door.

Bathroom/Utility Room: 6 feet x 12 feet – This room has a corner shower, toilet and sink with vanity light. This room also has connections for a stackable washer and dryer.

Upstairs Sleeping Loft: 12 feet x 32 feet – There is a large upstairs loft area that could provide sleeping for several visitors or serve as a storage area. One side of the sleeping loft overlooks the downstairs kitchen/living room area. There are rustic 6” x 6” wood beams and stained railing.

Covered Front Porch: 6 feet wide x 22 feet long – There is a large front porch area that faces North. There is a concrete slab floor with large rustic 6” x 6” cedar porch posts with exposed cedar beams.

Covered Back Porch: 8.5 feet wide x 12.5 feet long – There is a large covered back porch area that faces South toward the Winding Stair Mountain Range. The floor is 5/4 treated deck boards and there are rustic 6” x 6” porch posts with exposed cedar beams.

Agent's Comments: This “One of a Kind” property is an outdoorsman’s paradise and, in my opinion, this property can be classified as true “Investment Grade Recreational Property”. It is the ideal setting for a relaxing and peaceful weekend getaway from city life or even a full time residence. This is a very unique recreational property that provides direct access to the 1.5 million acre Ouachita National Forest with hunting, horseback riding, hiking, ATV riding, camping and fishing. This cabin could easily be rented out on a part time basis for a secondary source of income if desired.

Additional Adjoining Acreage: There is an additional 4 acres of land along the West side of the Cabin that is available for purchase if the new owners would like additional acreage.

Price: \$175,000

For more information contact Sales Agent **Bob Bowman** at **(918)-839-4717**.