

Listing No. 8328

25.5 Acres on Blue Mountain Adjoining National Forest

Location: This unique recreational property is located on top of the Blue Mountain Range in south eastern Oklahoma with one side of the property adjoining 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. Cedar Lake, Wister Lake State Park, Post Mountain Lake and Lake Sardis offer some of the best fishing in Oklahoma and are a very short drive from the property. This property is about a 4 hour drive from Dallas, Texas, a 2 hour drive from Tulsa, Oklahoma and a 1 hour drive from Fort Smith, Arkansas. At the bottom of this listing is a Google Earth link with the perimeter of the property outlined to show its exact location.

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. LP Gas could also be delivered to this location.

Access: This property is accessed by traveling approximately 6 miles across a US Forest Service road (Blue Mountain Road). This road is a well-maintained road that will provide all weather access to the property. Off Blue Mountain Road there is a locked private entrance gate and you travel approximately 1100 feet south along a private easement road to the property.

Land: The 22.5 acres of recreational property lies on the crest of the Blue Mountain Range with only moderate elevation change across the property. From the South side of the property, there is a panoramic view of Holson Valley and the Winding Stair Mountain Range. Most of the mature timber was harvested off the property approximately 10 years ago and currently the property is covered with a nice young stand of timber that is native to south eastern Oklahoma including a diverse variety of oaks, red bud, hickory as well as a nice mix of native shortleaf yellow pine trees. This property will provide the new owner with some future income potential from timber harvesting. There is a property entrance gate and an improved road, which provides access to the South side of the property. There is a seasonal creek that runs along the North property line as well as a nice pond that serves as a year round source of water for wildlife. There are multiple locations on the property where there are nice level building locations for an off-grid type cabin. The south side of this property has frontage along the Ouachita National Forest, which provides excellent hunting opportunities for whitetail deer, eastern wild turkey, black bear, wild hogs and other small game species as well as direct access to an impressive

network of ATV, hiking and horseback riding trails that are maintained by the US Forest Service.

Agent's Comments: The mountain views from this property are spectacular. The property has frontage to the Ouachita National Forest which provides recreational opportunities for hunting, fishing, camping, hiking and 4 wheeler riding. The property is very unique in that it lies near the peak of Blue Mountain and yet the terrain is relatively flat.

Price: \$67,500