

260 Acres | Oklahoma | Off N4220
Easement Access
Antlers, OK 74523

\$715,000
260± Acres
Pushmataha County



MORE INFO ONLINE:
www.homelandprop.com

260 Acres | Oklahoma | Off N4220
Antlers, OK / Pushmataha County

SUMMARY

Address

Easement Access

City, State Zip

Antlers, OK 74523

County

Pushmataha County

Type

Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

34.463926 / -95.505931

Acreage

260

Price

\$715,000

Property Website

<https://homelandprop.com/property/260-acres-oklahoma-off-n4220-pushmataha-oklahoma/74405/>



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PROPERTY DESCRIPTION

Just north of Antlers, Oklahoma, the "Deer Capital of the World," you will find 260+/- acres of incredible wildlife and recreational opportunity. This tract, is in the Kiamichi Mountain range and is in close proximity to the 19,247 acre [Pushmataha WMA](#).

This area is very well known for its abundance of unique wildlife. From some of the largest black bears in the country, an encapsulated herd of elk, turkeys, bobwhite quail, a healthy herd of white tails and so much more, your time in these woods could surprise you with something different every day! The rolling mountain range surrounding this tract is breathtaking. The property is comprised of both older growth pine and hardwoods mixed with pre-merchantable pine plantation, making it suitable for timber investment. The several mile views from the high elevation on this tract are just phenomenal.

Approximately 150 miles from the DFW Metroplex, 55 miles from Broken Bow, and 180 miles from Oklahoma City. Don't hesitate to reach out to learn more about this incredible tract of land.



MORE INFO ONLINE:

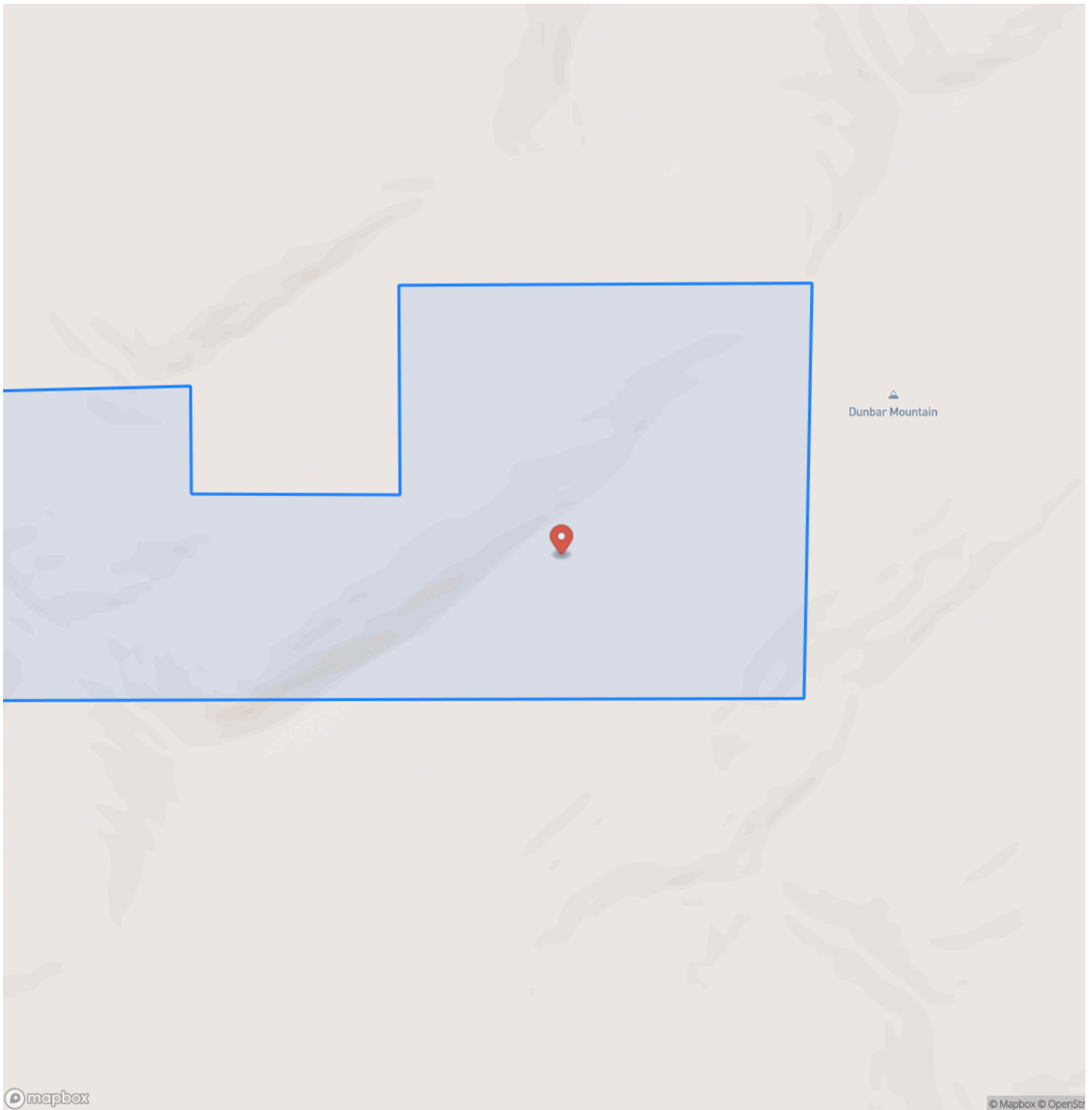
www.homelandprop.com

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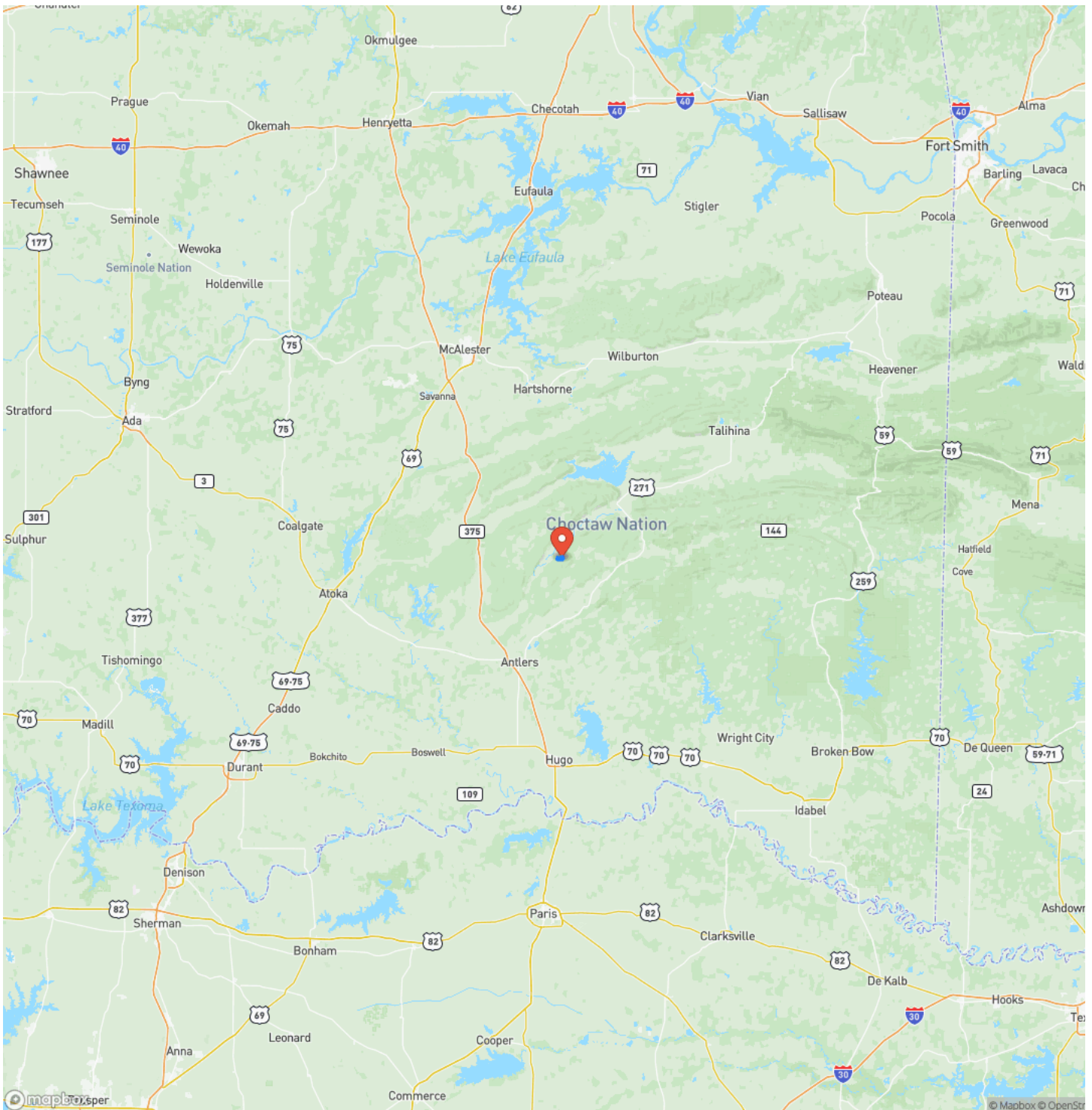
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Locator Map



Antlers, OK / Pushmataha County

Locator Map

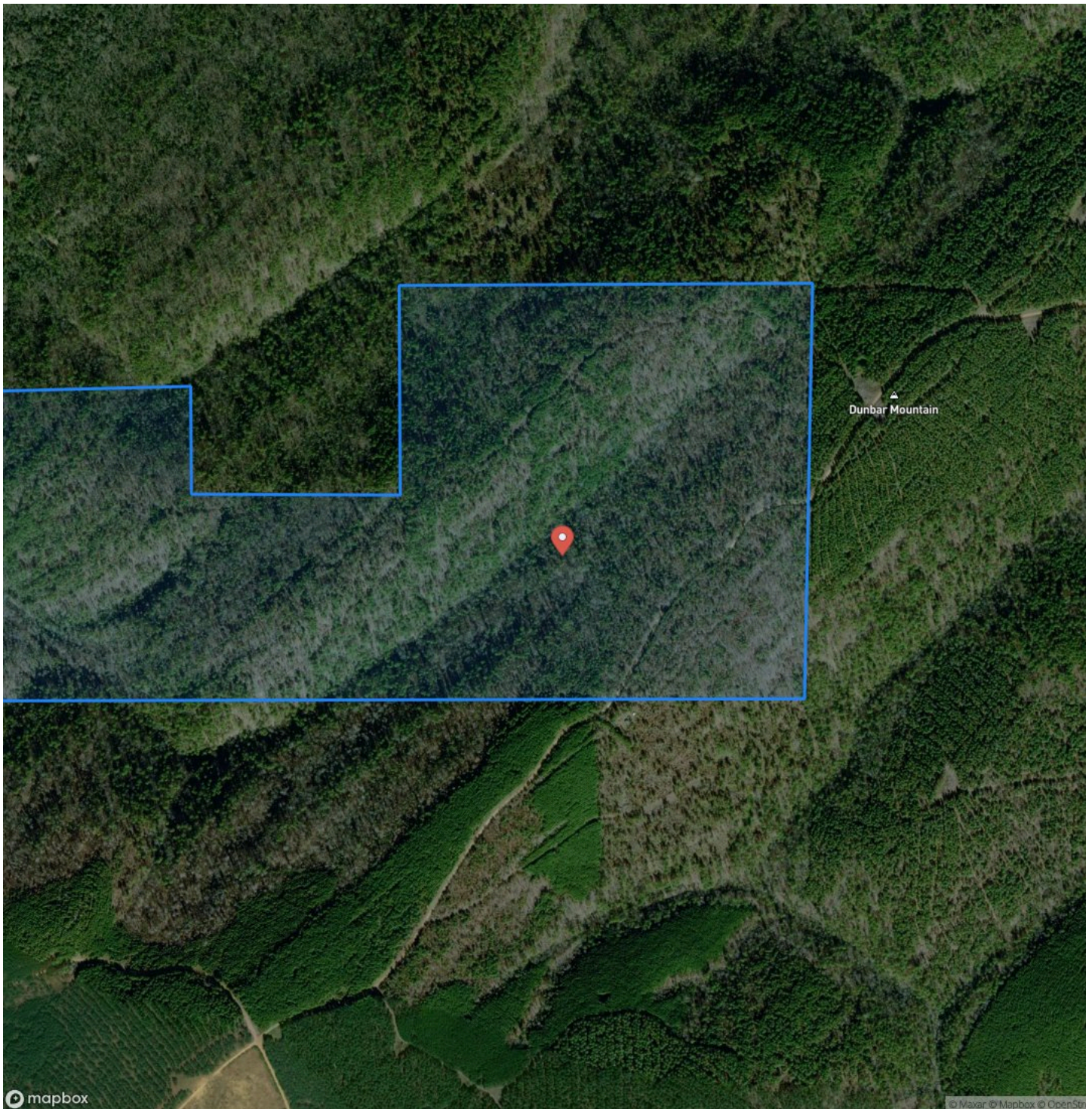


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Satellite Map



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**260 Acres | Oklahoma | Off N4220
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LISTING REPRESENTATIVE

For more information contact:



Representative

Walker Powell

Mobile

(936) 661-9442

Office

(936) 295-2500

Email

walker@homelandprop.com

Address

1600 Normal Park Dr

City / State / Zip

NOTES



MORE INFO ONLINE:

www.homelandprop.com

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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Acreage, Survey & Easement Disclaimer: HomeLand Properties, Inc. provides no warranties as to the size area or quantity of acres of the Property in this listing. Any representations shown in this listing of number of acres, dimensions of the Property, or shape of the Property, should be considered approximate and are not guaranteed accurate. For any property being divided out of a larger tract of land, a survey shall be required to be purchased, subject to negotiation between Seller and Buyer. Seller reserves the right to require the use of Seller's preferred surveyor. Easements may exist on the Property that are not currently visible and apparent and/or marked in the field. The approximate front corners are marked with red/yellow tape.

Title Insurance Company Disclaimer: Seller reserves the right to require the use of Seller's preferred Title Insurance Company.

Tax Disclaimer: Approximately \$5/Acre/Year with Timber Exemption. HomeLand Properties, Inc. provides no warranties as to the Central Appraisal Districts ("CAD") appraisal designation of the Property, market and tax values of the Property, status of any existing tax exemptions of the Property, or qualification of any exemptions based upon Buyer's future usage of the Property. Property may be subject to roll back taxes. Payment of any future rollback taxes shall be subject to negotiation between Buyer and Seller, at the time of contract. Current taxes for the Property may or may not be available due to subject Property being part of a larger overall tract, and not yet assigned a Tax Identification number by the CAD.

Legal Description Disclaimer: Size is approximate and subject to recorded legal description or surveyed gross acres to include, but not limited to, any acres lying within roads and/or easements. CAD shape files are not reliable. Shape files per maps herein are considered the most accurate available and are derived using the best information available, included, but not limited to, GIS data, field data, legal descriptions, and survey, if available.

Easement Disclaimer: Visible and apparent and/or marked in field.



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HomeLand Properties, Inc.
1600 Normal Park Dr.
Huntsville, TX 77340
(936) 295-2500
www.homelandprop.com



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