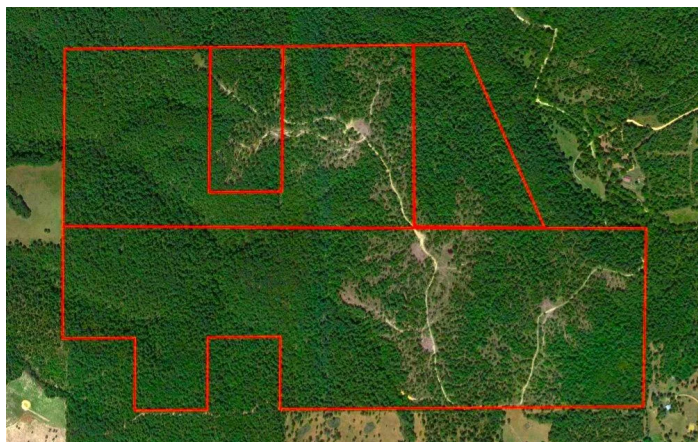


Adair 334
Stilwell, OK 74960

\$768,200
334 +/- acres
Adair County



Adair 334
Stilwell, OK / Adair County

SUMMARY

City, State Zip

Stilwell, OK 74960

County

Adair County

Type

Recreational Land, Hunting Land, Timberland

Latitude / Longitude

35.865247 / -94.55456

Acreage

334

Price

\$768,200

Property Website

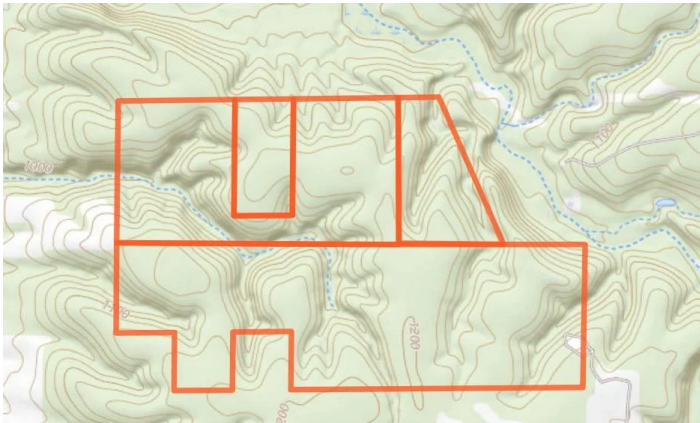
<https://www.mossyoakproperties.com/property/adair-334-adair-oklahoma/24949/>



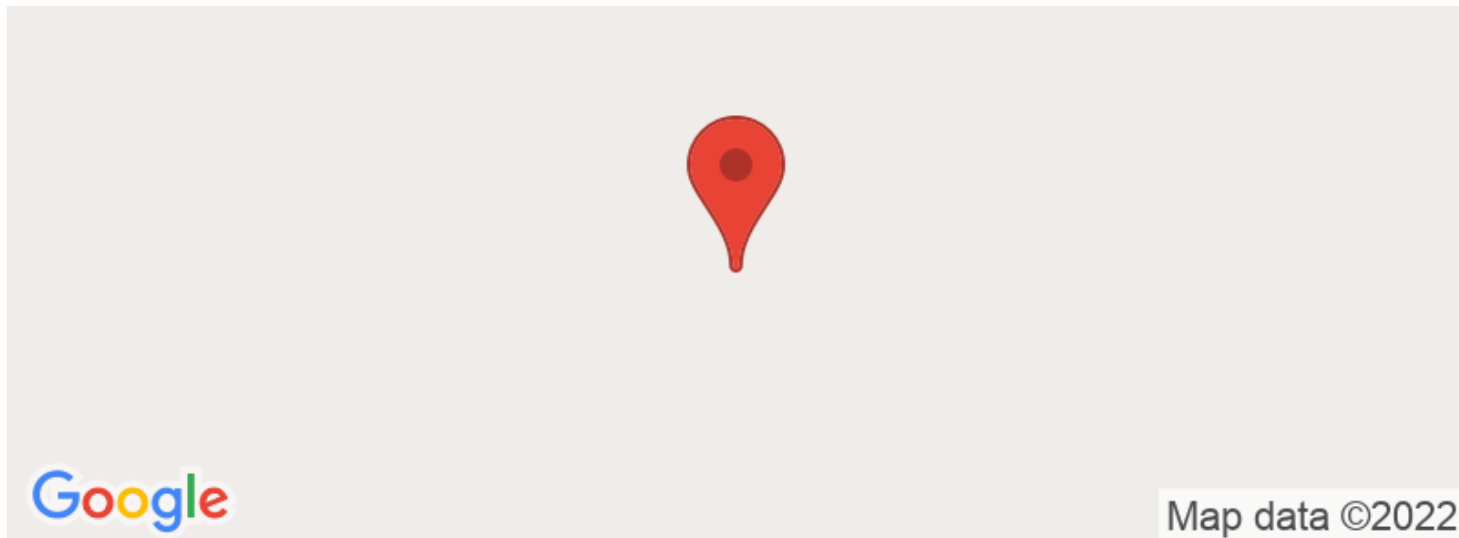
PROPERTY DESCRIPTION

This 334 acre property is located in Adair County off of East 791 Rd near Stilwell, OK. Located 50 minutes from Fayetteville, AR and 1 hour from Fort Smith, AR makes this farm a reasonable distance from either direction. A 1/4 of a mile deeded easement will get you from the end of 791 Rd to the property entrance. Of the 334 acres approximately 100 acres has had pines harvested in the last year and the remaining 230 acres remains untouched timber. The property has great deer genetics having seen multiple bucks ranging from 140-160". A primitive cabin is located close to the center of the acreage. Several ponds and a stream is located on the property to supply year round water for the critters. This property is a blank slate and could be developed into a premier hunting farm. Logging areas where timber was removed would make perfect food plot areas with some dozer work. The 334 acres lies in the middle of approximately 2000 acres of a major timber block that extends north, south, east, and west. Larger acreages are becoming harder to find so don't let this one pass you by. Call Chris Hinkle at 620-215-0033 to schedule your showing.

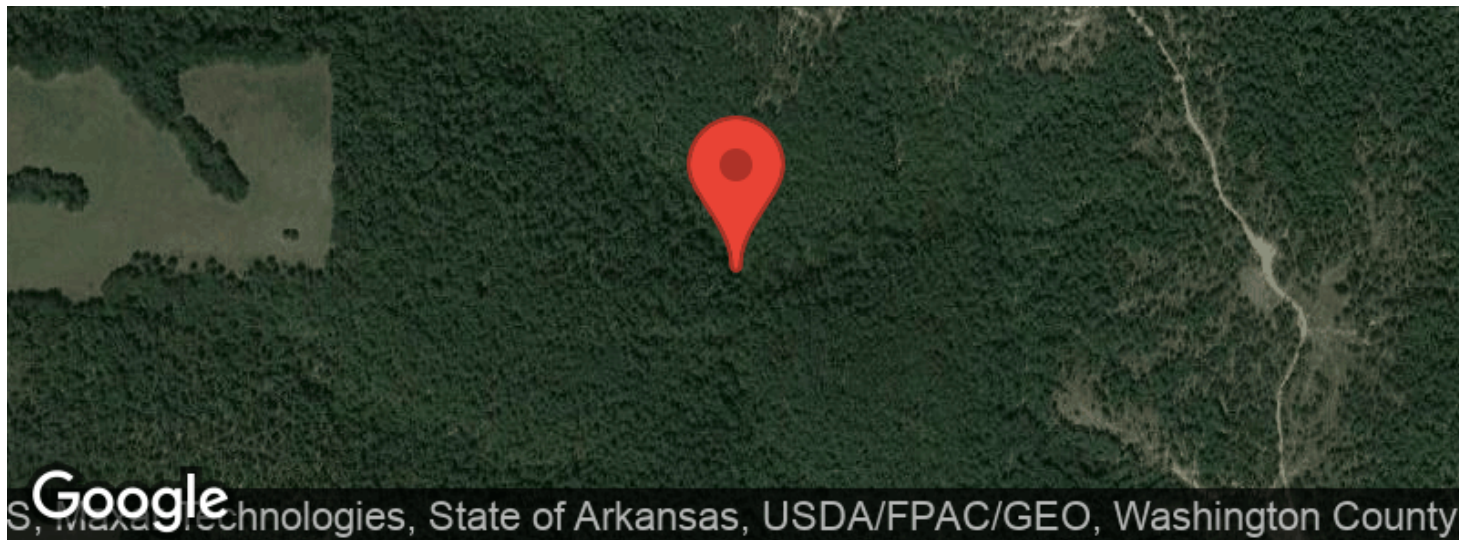
Adair 334
Stilwell, OK / Adair County



Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



Representative

Chris Hinkle

Mobile

(620) 215-0033

Email

chinkle@mossyoakproperties.com

Address

21088 US Hwy 71 ste 5

City / State / Zip

Pineville, MO 64856

NOTES

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.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Mossy Oak Properties of the Heartland

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Springdale, AR 72762

(479) 527-0326

MossyOakProperties.com

