

Beautiful Eastern Oklahoma Home with Shop and Barn
80777 S 4757 Rd
Stilwell, OK 74960

\$350,000
15± Acres
Adair County



Beautiful Eastern Oklahoma Home with Shop and Barn Stilwell, OK / Adair County

SUMMARY

Address

80777 S 4757 Rd

City, State Zip

Stilwell, OK 74960

County

Adair County

Type

Farms, Hunting Land, Recreational Land, Residential Property, Timberland, Single Family

Latitude / Longitude

35.8432 / -94.5453

Dwelling Square Feet

980

Bedrooms / Bathrooms

2 / 2

Acreage

15

Price

\$350,000

Property Website

<https://arrowheadlandcompany.com/property/beautiful-eastern-oklahoma-home-with-shop-and-barn-adair-oklahoma/33528/>



Beautiful Eastern Oklahoma Home with Shop and Barn Stilwell, OK / Adair County

PROPERTY DESCRIPTION

If you are looking for a property to live on in a gorgeous location, this property in Eastern Oklahoma is nothing less than amazing. A beautiful 2 bedrooms/ 2 bathrooms home has a big front and back porch to sit on and enjoy any kind of weather. It is an open floor plan with beautiful tile as you walk in and into the kitchen. In the colder seasons, there is a nice wood burning stove that keeps the house extra warm. The house is hooked up to a well that has never come close to going dry. In addition to the house, there is a 30x50 foot shop with a 20 foot overhang. This shop is perfect to store any equipment or vehicles you may have. For your smaller things, there is a 10x12 foot shed that is in excellent condition. On top of all of these amazing structures, there is a large barn that can be used to store a large amount of hay. There are corrals set and ready for you to have some cattle of your own. There is a larger open grass field that could be used for your cattle to graze in. The property would also work great for horses or other livestock that you may choose to have. On the south end there is a block of timber that has a trail that wraps around the edges. There is the potential for good deer hunting for there has been a history of plenty of bucks taken off the property and in the surrounding area. There is a pond that, with some maintenance to help hold water better, could potentially be a great water source for the wildlife. On the north side of the property, there is another pond. Throughout the property, there are big beautiful walnut trees. All of this is on just the eastside of the road! There are small patches of timber on the west side of the road where, while touring the property, there were plenty of deer bedded down. It is safe to say there is not a lack of whitetail deer running around and through the property! The property is just 10+/- minutes from Stilwell. With that, you are just 5 minutes from the Arkansas border and just under an hour from both Fayetteville and Springdale, Arkansas. If you are wanting to go to a bigger city in Oklahoma, you are just under 2 hours from Tulsa. This is a beautiful place where you have the opportunity to raise a family all while raising some cattle and enjoy the outdoors! If you are interested in a private showing or have any questions, please call Will Bellis at [\(918\) 978-9311](tel:9189789311).



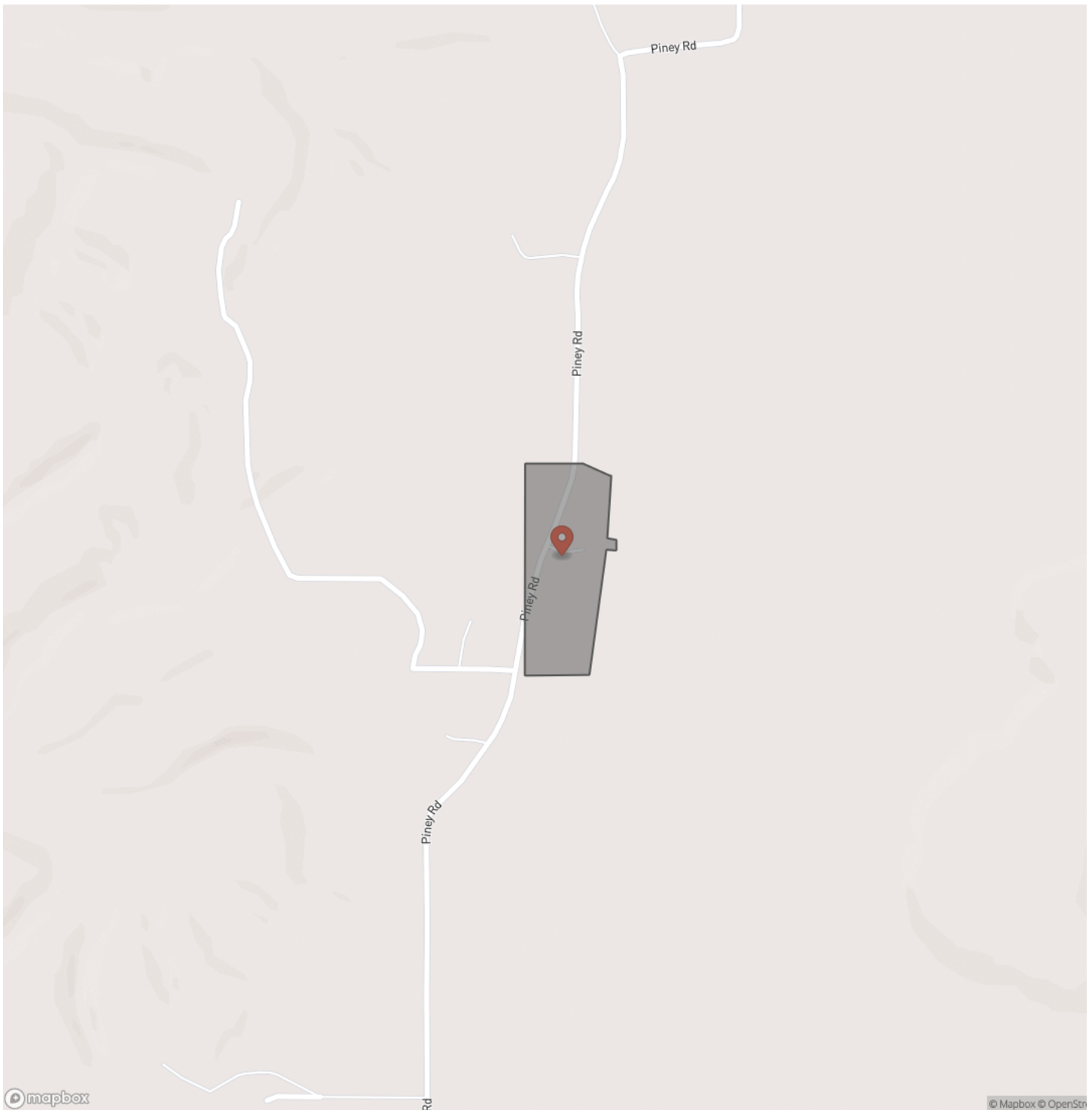
Beautiful Eastern Oklahoma Home with Shop and Barn
Stilwell, OK / Adair County



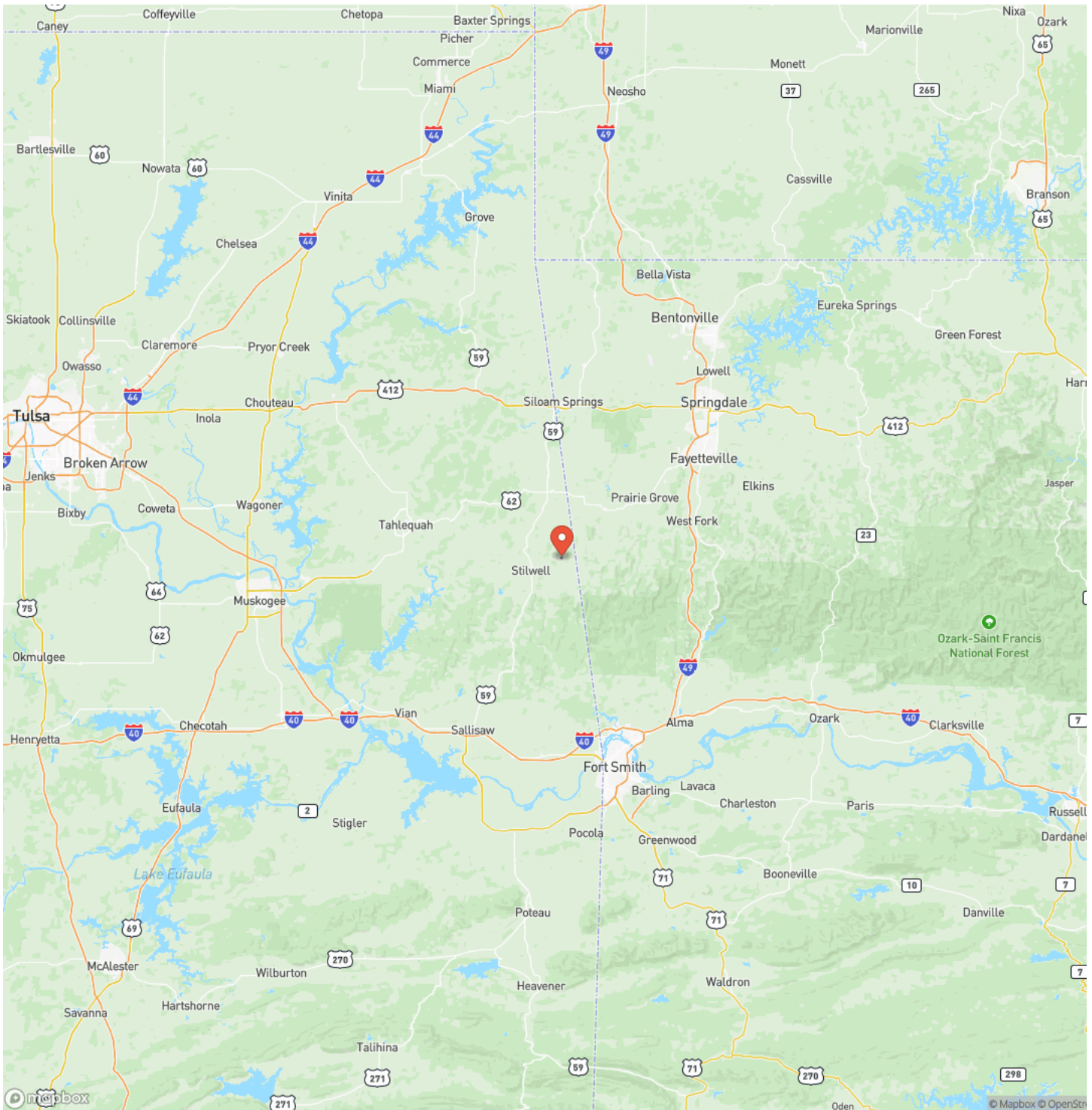
MORE INFO ONLINE:

www.arrowheadlandcompany.com

Locator Map



Locator Map



Satellite Map



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.



Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(405) 415-5977
www.arrowheadlandcompany.com

