

High Fence Hunting - Cattle Ranch
457848 Leathers Mountain Rd
Vian, OK 74962

\$900,000
220± Acres
Sequoyah County



High Fence Hunting - Cattle Ranch Vian, OK / Sequoyah County

SUMMARY

Address

457848 Leathers Mountain Rd

City, State Zip

Vian, OK 74962

County

Sequoyah County

Type

Hunting Land, Recreational Land, Business Opportunity, Timberland

Latitude / Longitude

35.552492 / -94.865465

Taxes (Annually)

1014

Acreage

220

Price

\$900,000

Property Website

<https://www.allaboutuland.com/property/high-fence-hunting-cattle-ranch-sequoyah-oklahoma/37332/>



MORE INFO ONLINE:

<https://www.allaboutuland.com/>

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PROPERTY DESCRIPTION

220 acre cattle ranch located just minutes to I-40 and Sallisaw, Oklahoma. This pristine acreage is totally fenced and cross fenced to include ponds in each section. There is a 40x40 hay barn with gravel floor, working pens with sweep tub, squeeze chute and a solar pump system water livestock. The property is currently being used for a cow/calf operation and the seller has stated the land produces 200 to 250 5'x6 round bales a year.

This is the most beautiful multi-purpose property I have ever listed and what I would consider a needle in a haystack property. This property is a total of 220 acres with 158 High-Fenced acres which was used for commercial White-Tail Deer Hunting, but can also be used for commercial hunting of Elk, Exotics and Wild Hogs. This property has some of the most pristine building sites in Sequoyah County to build your dream home or move cabins on for your hunting ranch or VRBO. It has an exceptionally good mix of giant hardwoods on rolling ridges that drop down into grass valleys.

The property has an abundance of water from two ponds, one well and multiple springs and seasonal creeks that run through the property. The other outstanding features of this property is all of the other recreational opportunities nearby. One of the #1 Waterfowl destinations in the United States is the Sequoyah Wildlife Refuge and Kerr Lake which is only 20 minutes from the ranch. Kerr Lake is also noted for its incredible bass, catfish and bow fishing. Only 30 minutes m/l away, you have one of the top Striper and Trout fishing locations at the Lower Illinois River in Gore, Oklahoma, where the Oklahoma State record striped bass weighing 47lbs 8oz was caught. Tenkiller Lake is only a 30-minute m/l drive with its clear upland reservoir that stretches for 27 miles and noted for small mouth, large mouth and Kentucky bass fishing; as well as incredible watersports and is one of the top scuba diving lakes in Oklahoma, with its own scuba diving park. It is 1 hour 15 minutes m/l from Fort Gibson Lake, 2 hours m/l from Grand Lake and 45 minutes m/l from one of the top crappie fishing lakes in the nation at Lake Eufaula. With this ranch you are not only getting a place to hunt, fish and run cattle, you are also getting incredible opportunities available in eastern Oklahoma in your backyard.

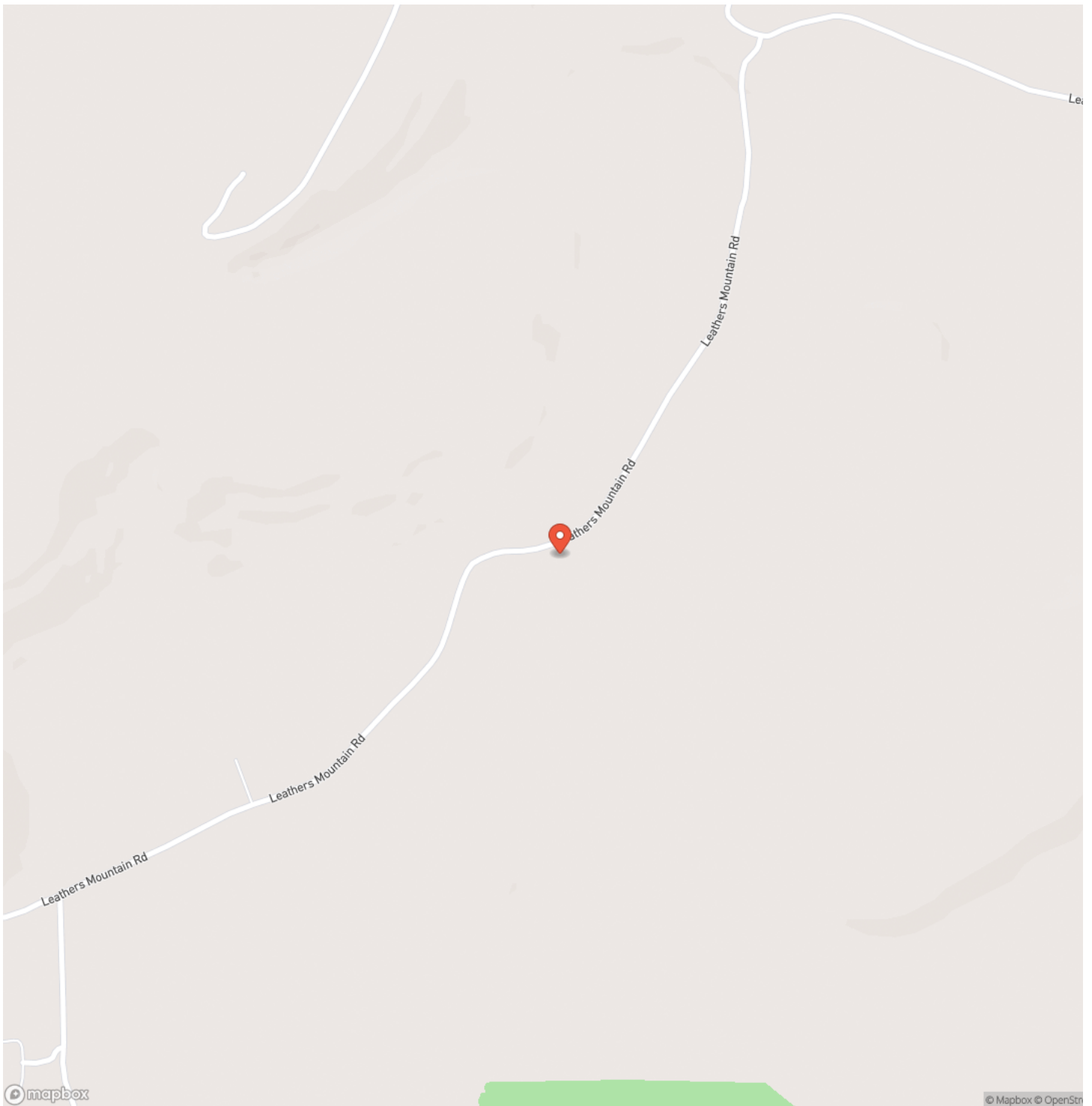
Another added bonus to this location is its proximity to I-40 (8 miles away), approximately 5 miles of paved road and 3 miles of gravel roads on the property. The property is located northwest of Sallisaw, the Sequoyah County Seat. Sallisaw has all the conveniences that a person is looking for in a community such as, Hospitals, Physicians, Shopping & Multiple Dining locations. There is a private air strip in Sallisaw, or Fort Smith Regional Airport (FSM) is 40 minutes m/l, 1 hour and 15 minutes m/l to XNA Northwest Arkansas, 1 hour 30 minutes m/l to Tulsa International Airport (Tul) and Dallas Fort Worth (DFW) is 4 hours. To schedule a showing of this property, call or text James West [\(405\) 268-4268](tel:40526842684) and I'll do the best job I can to show you everything I know about this property.

MORE INFO ONLINE:

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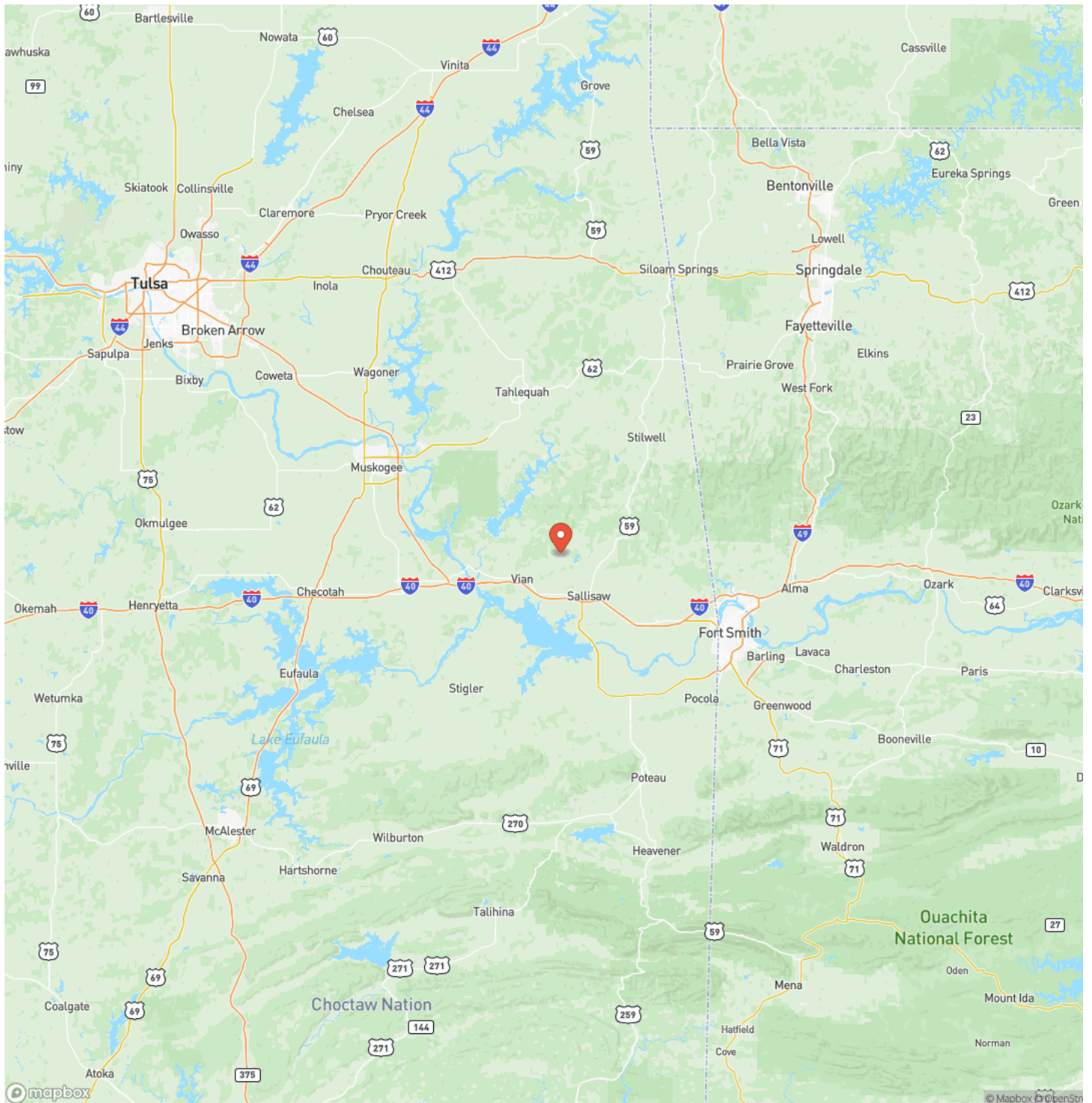


Locator Map



MORE INFO ONLINE:

Locator Map



MORE INFO ONLINE:

Satellite Map



MORE INFO ONLINE:

LISTING REPRESENTATIVE

For more information contact:



Representative

James West

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Address

City / State / Zip

Spiro, OK 74959

NOTES

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MORE INFO ONLINE:

This image shows a single 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

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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 relation 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.

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