

**Majestic Mountain Retreat**  
40220 Michael Lane  
Wister, OK 74966

**120± Acres**  
**Adair County**



**Majestic Mountain Retreat**  
**Wister, OK / Adair County**

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**SUMMARY**

**Address**

40220 Michael Lane

**City, State Zip**

Wister, OK 74966

**County**

Adair County

**Type**

Recreational Land, Hunting Land, Timberland

**Latitude / Longitude**

34.967419 / -94.725568

**Bedrooms / Bathrooms**

4 / 3

**Acreage**

120



## **PROPERTY DESCRIPTION**

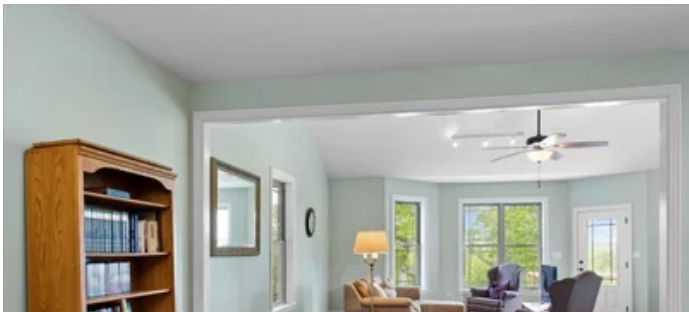
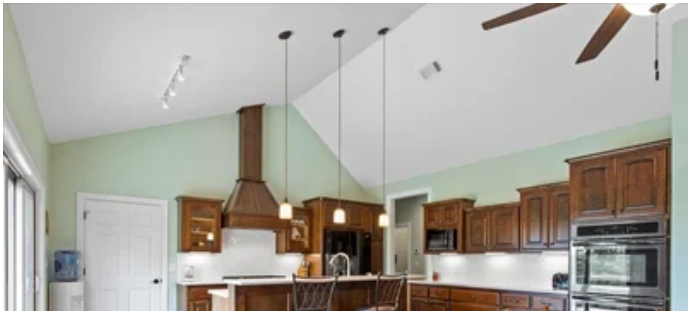
Once in a lifetime Majestic Mountain Retreat tucked away in the Ouachita Mountains on a 120 wooded acres just 5.5 miles south of Leflore, Oklahoma. This 4,400 sq ft two story home has an open living room and kitchen floor plan with incredible views of the mountains. The main floor has 2 bedrooms and 2 bathrooms. The walkout basement has a large living room with double doors opening to the backyard. There is also a bedroom and bathroom on the lower level. The expansive deck is the perfect spot for entertaining your family & friends or just sit back and relax and enjoy the nature at your backdoor. No words or pictures can explain how incredibly pristine this home is, it is truly what you expect to find at a Mountain Lodge Resort. Another incredible benefit to this property is its availability to be powered by electricity or to be ran off propane if power is lost. The home also has a 7,500 gallon rain water collection system.

This property is setup with atv/utv trails and is the perfect terrain for horseback trail riding. There is road access to three sides of the property with electricity available for expansion projects on other parts of the property to add additional cabin(s) for personal use or VRBO. The other outstanding features of the location of this home is there over 300,000 acres of National Forest for hunting, atv/utv, horseback riding as well as the local lakes that are available for recreation. Within a short drive there is access to World Class flooded timber duck hunting on Wister Lake in the Ducks Unlimited ponds. This is so much more than a mountain retreat with all of the lakes in driving distance like Wister Lake, Cedar Lake, Kerr Lake, Lake Eufaula, Sardis Lake and Broken Bow Lake. If you are looking for a property that offers a little bit of everything for everyone in the family, this is the property for U.

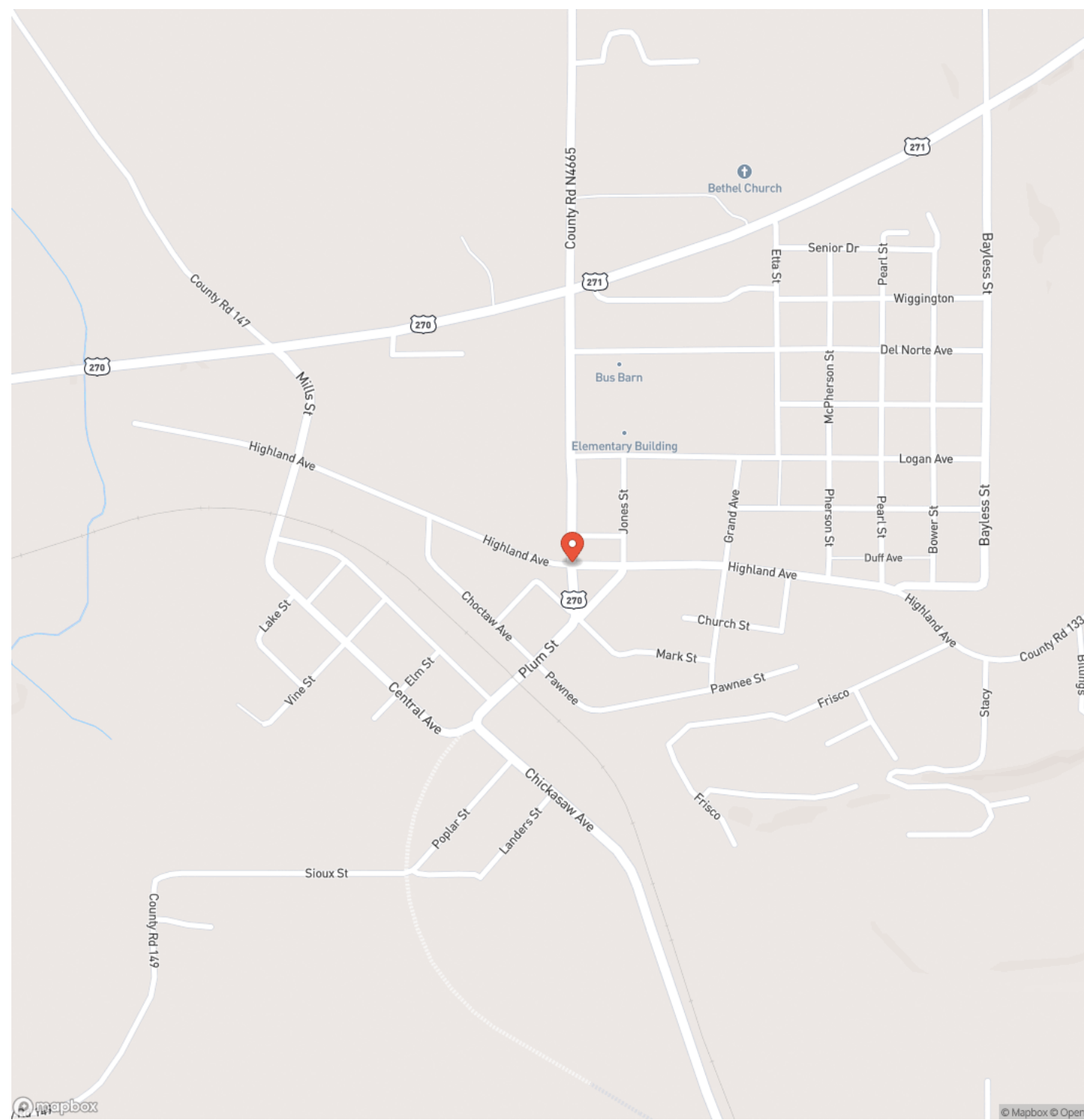


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# Locator Map



# Locator Map





# Satellite Map



**LISTING REPRESENTATIVE**

For more information contact:



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**City / State / Zip**

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**NOTES**

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## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend 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.

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