

Vian Creek Log Home
98686 S 4540 Road
Vian, OK 74962

\$749,999
240± Acres
Sequoyah County



Vian Creek Log Home
Vian, OK / Sequoyah County

SUMMARY

Address

98686 S 4540 Road

City, State Zip

Vian, OK 74962

County

Sequoyah County

Type

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

Latitude / Longitude

35.584221 / -94.938758

Dwelling Square Feet

1,968

Bedrooms / Bathrooms

3 / 2

Acreage

240

Price

\$749,999

Property Website

<https://arrowheadlandcompany.com/property/vian-creek-log-home/sequoyah/oklahoma/91572/>



PROPERTY DESCRIPTION

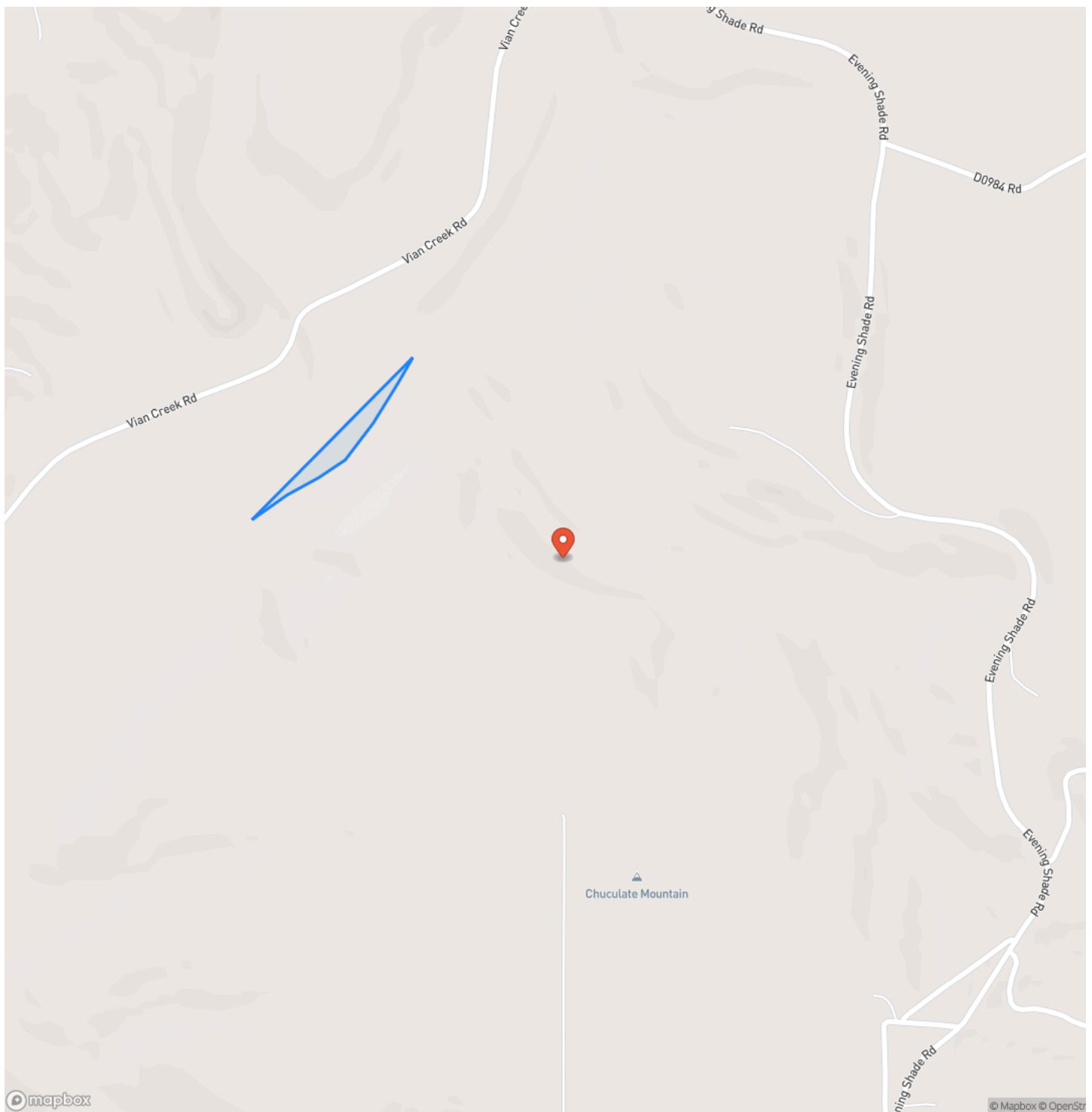
Sitting in the hills of Sequoyah County, this 240 +/- acre property offers a peaceful blend of country living and outdoor recreation! As you arrive, a gated entrance leads to a long private drive that winds through the landscape before opening into a circle drive near the home, creating both convenience and privacy. The centerpiece of the property is a 1,968 ± sq. ft. log home, featuring 3 bedrooms and 2 bathrooms with classic rustic character. Inside, the home showcases hardwood flooring throughout, with tile accents in the kitchen and bathrooms, and three rock fireplaces—one in the master bedroom, one in the living room, and another in the kitchen, adding warmth and charm to each space. A sliding glass door in the master bedroom opens onto a large wooden back deck, offering a quiet spot to relax and enjoy the surrounding nature. The yard around the cabin is well-kept and spacious, perfect for family gatherings, recreation, or simply taking in the outdoors. The attached two-car garage, along with two metal shop buildings, provides plenty of room for equipment, tools, or additional vehicle storage. There's also a loafing shed, ideal for additional storage. Beyond the home, the property transitions from the ridge-top cabin site down into timbered mountain terrain, with a mix of hardwoods and rolling elevation changes that create excellent wildlife habitat. Vian Creek runs through the valley at the bottom, with wet-weather creeks branching off, and a pond providing water for wildlife. The area supports deer, turkey, and small game, making it a great property for hunting! The land also features rural water, a working wellhouse, and multiple natural water sources, adding to its self-sufficiency and long-term potential. The property is located just 14 ± minutes from Vian, 17 ± minutes from Tenkiller Lake, 47 ± minutes from Fort Smith, Arkansas, and 1 hour and 30 ± minutes from Tulsa. Whether you're looking for a country home surrounded by nature or a private hunting retreat with room to roam, this property delivers space, comfort, and natural beauty in one remarkable setting! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Jacob Lemons at [\(918\) 271-8384](tel:9182718384). This property is co-listed with Angela Thornton of Tenkiller Lake and Land.

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

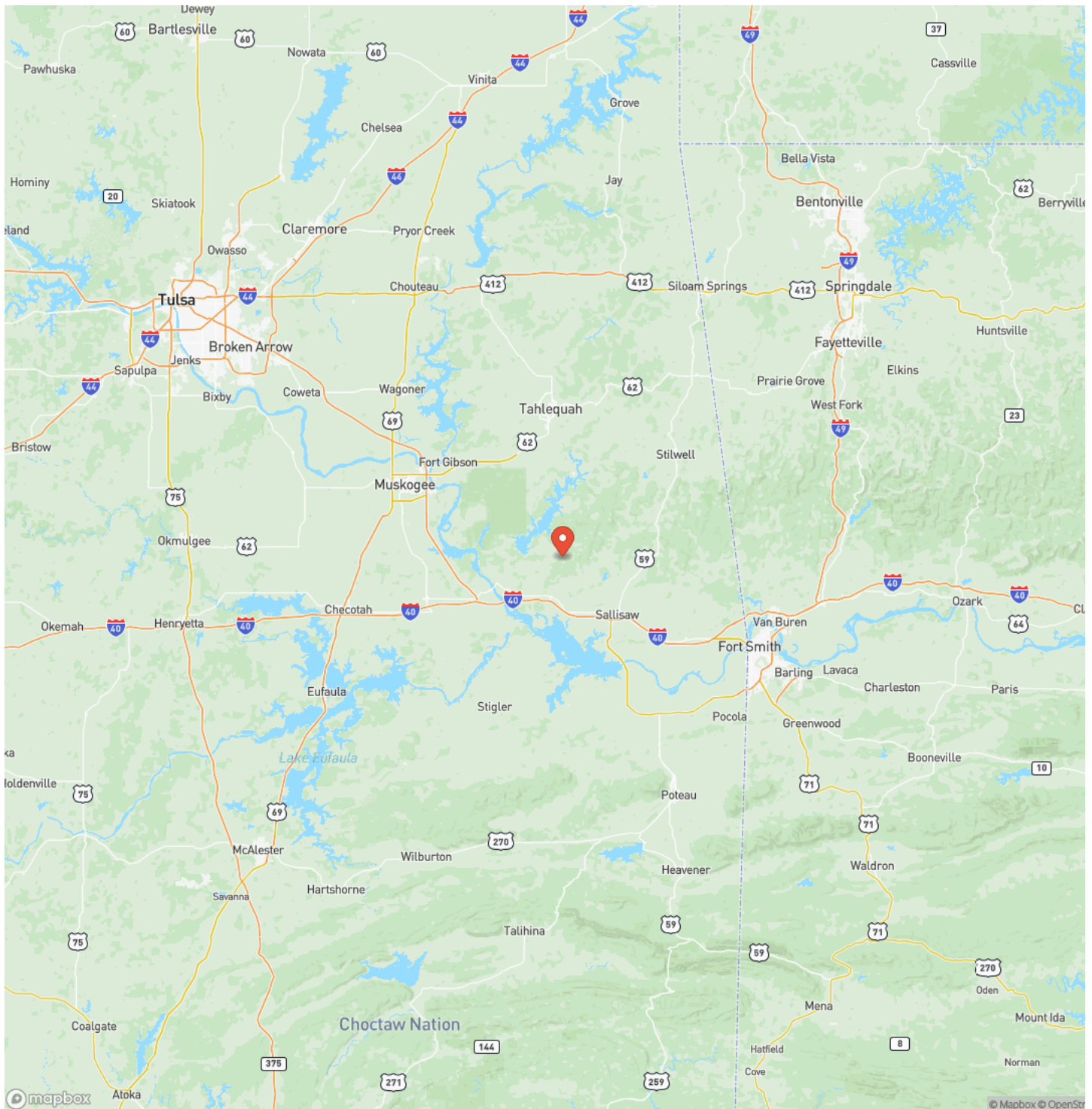
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Vian, OK / Sequoyah County



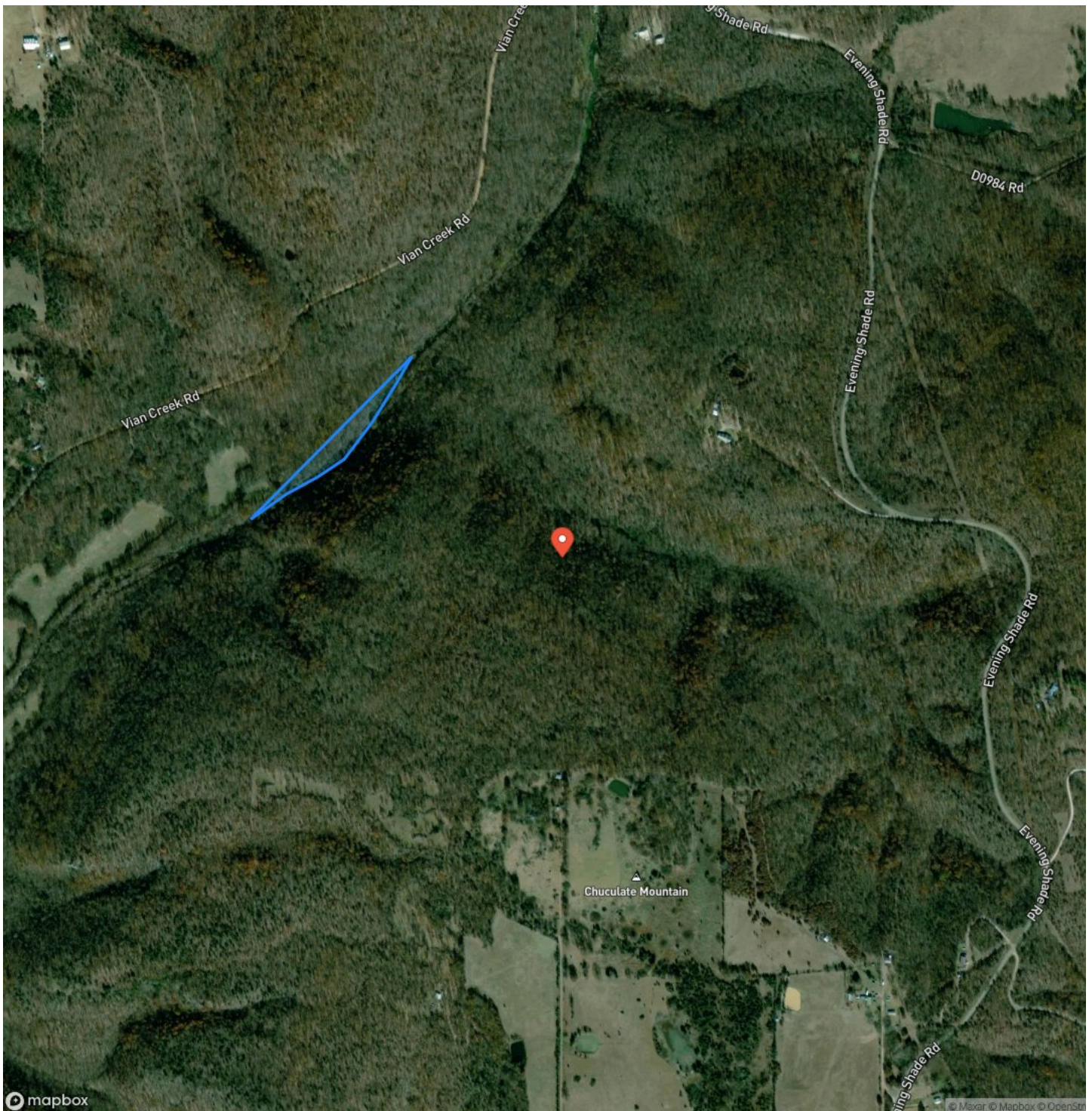
Locator Map



Locator Map

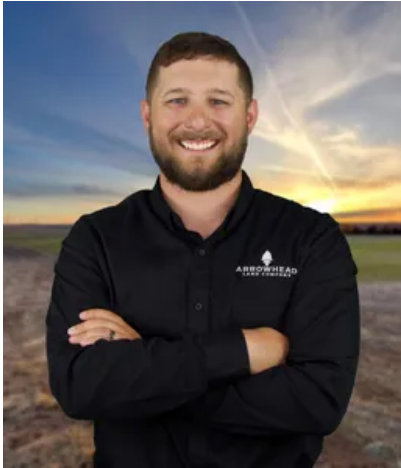


Satellite Map



LISTING REPRESENTATIVE

For more information contact:



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NOTES

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www.arrowheadlandcompany.com

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 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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