

Tract 5 Ozark Edge Buildable Timber
S 4790 Rd
Muldrow, OK 74948

\$199,000
80.27± Acres
Sequoyah County



Tract 5 Ozark Edge Buildable Timber Muldrow, OK / Sequoyah County

SUMMARY

Address

S 4790 Rd

City, State Zip

Muldrow, OK 74948

County

Sequoyah County

Type

Undeveloped Land, Hunting Land, Recreational Land, Timberland, Business Opportunity

Latitude / Longitude

undefined / undefined

Acreage

80.27

Price

\$199,000

Property Website

<https://arrowheadlandcompany.com/property/tract-5-ozark-edge-buildable-timber/sequoyah/oklahoma/105139/>



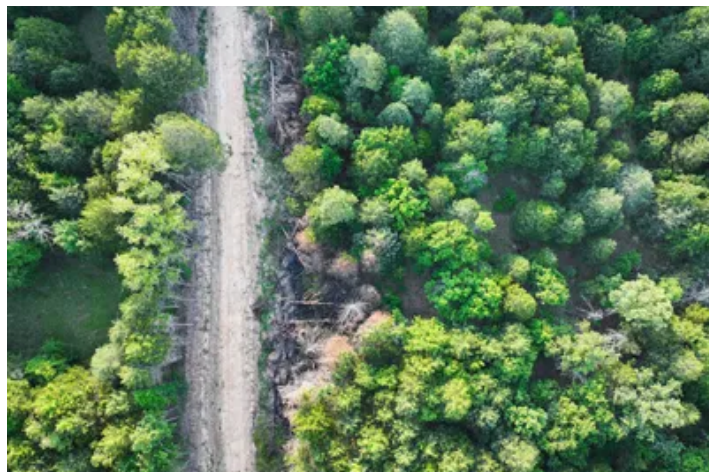
Tract 5 Ozark Edge Buildable Timber Muldrow, OK / Sequoyah County

PROPERTY DESCRIPTION

Introducing Tract 5 of Ozark Edge Buildable Timber, +/- 80.27 acres of prime recreational and buildable timberland in scenic Sequoyah County, Oklahoma, located just north of the I-40 corridor and less than +/- 3 miles from the Arkansas state line. Positioned along the edge of the Cookson Hills where the Ozark foothills begin transitioning into the Boston Mountains of western Arkansas, this property captures the rugged beauty and peaceful atmosphere that make this region of eastern Oklahoma so desirable. Rolling terrain, mature hardwoods, tall pine stands, and secluded wooded ridgelines create a true Ozark setting with the added benefit of lower Oklahoma taxes and accessibility. This tract offers outstanding recreational appeal with excellent habitat for whitetail deer, eastern wild turkey, and even black bear. With its larger acreage footprint and more secluded setting, Tract 5 would make an exceptional hunting property or off-grid recreational retreat for buyers looking to enjoy privacy and the natural beauty of the Ozarks. Whether you are searching for a hunting tract, recreational getaway, future cabin site, or long-term investment opportunity, this land offers the flexibility and natural character to fit a variety of visions. Tract 5 features private dirt road access and is positioned farther back from the county road, creating an even more secluded and remote feel. Utilities are possible, though buyers would likely need to extend electric and other services farther into the property depending on intended use and build location. Additional acreage may also be available, offering buyers the opportunity to expand while still enjoying the same scenic setting and recreational opportunities this area is known for. With its combination of privacy, wildlife habitat, large acreage, off-grid potential, and proximity to major travel routes, Tract 5 delivers a hard-to-find blend of seclusion and convenience in one of eastern Oklahoma's most beautiful regions. This property is conveniently located +/- 120 miles from the Tulsa International Airport, +/- 25 miles from Sallisaw, Oklahoma, and only +/- 30 minutes from Ft. Smith, Arkansas. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Steve Horner at [\(918\) 859-0699](tel:9188590699).

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.

**Tract 5 Ozark Edge Buildable Timber
Muldrow, OK / Sequoyah County**



Locator Map



Locator Map



Satellite Map



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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