

Sports Afield Trophy Property

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San Bois Ranch, Latimer County, Oklahoma, 2,839.97 Acres

\$6,450,000

- Big Game, Stream/River, Timberland

San Bois Ranch

Distance to:

Tulsa, Ok.- 125 miles

Okc, Ok. - 161 miles

Dallas, Tx. - 193 miles

Description: 2,839.97 acres M/L, located in the San Bois Mountains approx. 6 miles east of Wilburton, Ok. Wilburton is the county seat of Latimer County and has dining, grocery stores and a Tractor Supply. Wilburton is also home to Robbers Cave State Park, known for its scenic beauty, hiking, horse trails and trout fishing in the fall, which is the most visited state park in Oklahoma.

Terrain: Magnificent mountain land sitting in the San Bois Mountain range of Southeast Oklahoma. The San Bois Mountains get their name from early French explorers that explored the area in the early 1700's and gave these mountains and the large creek that flows through this ranch their name.

This ranch has elevation changes ranging from over 1,700 ft at the mountain tops to approx. 700 ft in the valleys and at Fourche Maline Creek. This dramatic elevation change creates some of the most magnificent views in the state. The land consists of mainly Oak-Pine-Hickory forests, the majority of this land is standing forests.

Game: This property is an excellent big game hunting tract. Whitetail Deer, Black Bear, Eastern Wild Turkey and wild hogs are abundant. This is one of the counties open for Oklahoma's Black Bear season that opens Oct. 1st annually. This property also has small game species such as rabbit, squirrel and non-game animals such as bobcat, fox, coyote and other small varmints. The 20 acre lake also provides tremendous duck hunting opportunities.

Water: Property has numerous small ponds, several creeks, including Fourche Maline Creek which is a year around live creek. This property is highlighted by a majority interest in a 20 acre flood control lake that controls flooding on Fourche Maline Creek created with a 88ft tall by 1199 ft long earthen dam. This is a fully stocked lake with Largemouth Bass, Catfish and Bluegill, and is big enough to fish with small motorized boats.

Utilites: Property has electric to the property.

Brokers notes: This is truly a magnificent property, the current owner has spent a tremendous amount of time planning and building many miles of roads and low water bridges to access this property. All the roads have been built in the last year and are in great condition. There are many scenic spots to where a lodge could be built with tremendous mountain views or views of the 20 acre lake. This property is rare in that it provides year around recreational opportunities from hunting in the fall and winter to year around fishing and boating on the 20 acre lake. There are miles of roads that can be used for riding ATV's or horse back riding. the ranches location is ideal, you are less than 1/2 mile from ranch gate to hwy 270 and only 7 minutes to Wilburton.

Call Tim Diehl at 918-424-3264

Main Info

- Postal / Zip Code : 74559
- Lot Size Acres : 2,839.97 Acres
- State / Province : Oklahoma
- Dwelling : No
- County : Latimer
- Closest City : Panola

Broker Info

Tim Diehl

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Co-listing with: Southeastern Oklahoma Realty

Tim Diehl is the broker/owner of Southeastern Oklahoma Realty LLC, located in McAlester, Oklahoma. Tim has over 20 years experience in the real estate industry including sales, development, and rental properties. Tim has specialized in selling hunting, recreation, and ranching land, which has allowed him the opportunity to help many outdoorsmen and ranchers find their perfect properties. Raised in Oklahoma, Tim has firsthand knowledge of the land and knows the spirit that landowners in Oklahoma possess. His passion for the outdoors makes him the perfect person to help you with your purchases of hunting land, cattle land, and 1031 exchanges. Being an avid hunter and sportsman himself gives Tim added insight to help you find your perfect property. Whether you are looking to buy or sell you Oklahoma land, let Southeastern Oklahoma Realty LLC put our experience to work for you!

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