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Oklahoma Illinois River Ranch, Adair County, Oklahoma, 1,005.00 Acres

\$6,999,950

- Big Game, Fishing, Off-Road, River Frontage, Timberland

Illinois River Recreational and Ranch Property

Incredible opportunity to own over 1000 acres with over 1/2 mile of Illinois River frontage. Approximately 50 miles west of Bentonville/Rogers area, the property has hilly elevation changes and flat bottom land near the river. With a diverse array of tree species, the fall foliage is breathe taking. There are areas of large rock face, giant boulders, and river rock of all types. Several crystal clear streams bisect the property from north to south into the river.

Improvements

A graveled road system has been built to the river access on the east and another to camping area on the west. Over 40 miles of side by side trails have been created, many are managed by iron gates. Electricity and water have been installed to the camping site and cabins. Fifty four RV sites with 50 Amp power and water have been newly established. The water well is fully enclosed in a red iron building and contains a 2000 gallon storage tank. The well is nearly 1100 ft deep and provides 80 gpm of pristine water. Two fully furnished 14 x 24 cabins have been recently installed. They boast a mini-split, TV, fridge, beds, kitchenette, bathroom, loft, and covered porch. Nearby, a 30 x 70 red iron structure has been built for covering

heavy equipment. Near the entrance, a new metal and red iron building with concrete floor has been built. It is approximately 15 x 24 with a covered porch of the same size.

Wildlife

The property has been managed for deer and turkeys for several years. The owners have utilized deer feeders and cleared areas for food plots. Deer are plentiful but the turkey population is a level above spectacular. This area of the river contains a fantastic population of smallmouth. Catfish, Kentucky bass, sand bass, and an occasional walleye are caught along this stretch of the river. The duck hunting on the river is incredible during the winter. Tree species found on the property are white oaks, red oaks, sycamore, elm, hickory, and many short leaf pines. The mast crop produced by the oaks provides great forage for the wildlife. Near the river is evidence of an early settlement, with several rock structures that still stand. All, the over 1000 acres, is contiguous. This property would make an unparalleled site for an executive home or businesses opportunity. Only a small portion near the river floods making this property one of the biggest to come for sale that is predominantly safe from flooding. The property falls in both Adair and Delaware counties. The county assessors offices record the property as 1005.68 acres. The onX Hunt sites has the property as 1033.01 acres. The property is thus listed as 1005 acres MOL.

Main Info

- Street Address : Fiddlers Bend Road
- Lot Size Acres : 1,005.00 Acres
- Postal / Zip Code : 74338
- Dwelling : Yes
- State / Province : Oklahoma
- County : Adair
- Closest City : West Siloam Springs

Broker Info

Chad Wells

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Co-listing with: Southeastern Oklahoma Realty

Chad Wells, a proud Osage County native, has made a life for himself in the southeast region of Oklahoma. He is happily married to his wife, Monya, and together they have two children, McKenna and Chris, and three grandchildren named Case, Carter, and Lily. Chad has a diverse educational background, having received degrees in Biology, Biochemistry, and Teaching from both Harden-Simmons University and the University of Oklahoma, where he also played soccer throughout his schooling. With a deep understanding of the Oklahoma region, Chad is well-equipped to help you find your perfect home. Whether you're a local or new to the area, Chad's extensive knowledge and passion for the region make him an excellent broker to work with!

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