

## Sports Afield Trophy Property

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### Quinton 158, Pittsburg County, Oklahoma, 158.54 Acres

\$699,000

- Agriculture, House, Lake/Pond

#### Quinton 158

Description: House and 158.54 acres located approx. 6 miles Northwest of Quinton, Ok. on West Liberty Road.

#### Location:

- \* McAlester, Ok.- 30 miles
- \* Tulsa, Ok.- 110 miles
- \* Okc, Ok.- 146 miles
- \* Dallas, Tx.- 199 miles

House: Very nice 3 bedroom, 2 bath built in 2011 with approx. 1,703 square feet of living. This house is in excellent condition and has a very nice rural setting.

Acreage: 158.54 acres of highly productive cattle land. Land is approx. 95% open but the timber has been left by the creeks

to prevent erosion and provide shade for cattle. Property has cross fencing and a portion of the property is used for hay production.

Facilities: Several barns and 1 equipment shed are in close proximity to the house.

Water: Land has 4 ponds that provide plenty of year round water for cattle. Two of these ponds are large, one being over 2 acres in size and the other over 1.5 acres in size. Besides providing water for cattle and wildlife, these ponds are excellent fishing with a history of producing some very large Bass. Two very nice creeks also run through the property.

Game: Property has Whitetail Deer, Eastern Wild Turkey and hog. Pittsburg County consistently ranks in the top 2 out of 77 counties for total Whitetail deer harvest.

Broker's Notes: If you are looking for rural living, this is a fantastic place. Centered between McAlester, Eufaula and Wilburton, the location of this property allows you to be in any of those towns in around 25 minutes. This is a very nice area of Pittsburg County, this area is one of the best ranching areas of the county and this ranch in particular has very good soils, making it a highly productive cattle tract. The property also provides good hunting for whitetail deer and year around fishing in its ponds. Eufaula lake sits just 15 minutes from the property and offers all water sports, fishing and excellent duck hunting.

### Main Info

- Street Address : 32806 W. Liberty Road, Quinton, Ok
- Lot Size Acres : 158.54 Acres
- Postal / Zip Code : 74561
- Dwelling : Yes
- State / Province : Oklahoma
- County : Pittsburg
- Closest City : Quinton

### Taxes

Tax Year : 2024

Estimated Taxes per year are \$1,508.00

### Broker Info

Tim Diehl

**Tim Diehl**

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Brett Heflin

**Co-listing with: Southeastern Oklahoma Realty, Brett Heflin**

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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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