#### LAND FOR SALE

# A HUNTERS GEM THAT PACKS A HUGE PUNCH

<image>





### PRICE: **\$140,000** COUNTY: **CRAIG** STATE: **OKLAHOMA** ACRES: **26**





### **PROPERTY FEATURES**

- 8 +/- acre dike system in the center of the property with flood control structure
- Native pecans and hardwoods throughout
- Borders Big Cabin Creek
- Small pond on southeast corner
- Big deer
- A rare find for smaller tracts of land

- Power on the east side of the property
- Class II Silty Clay Loam soils
- In 100yr flood plain
- Just south of Vinita, Ok
- Under 1 hour to Tulsa Metro area
- Under 1 hour to Joplin, MO
- 90 miles from Bentonville, AR

For more information, contact: **PAUL SMITH,** Land Agent **918.397.2737** | PSmith@MidwestLandGroup.com

# MidwestLandGroup.com



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