

MIDWEST LAND GROUP PRESENTS

3,430 ACRES IN

# LATIMER COUNTY OKLAHOMA



NORTHEAST 155TH ROAD, RED OAK, OK 74563

MIDWEST LAND GROUP IS HONORED TO PRESENT

# 3,430 +/- ACRE MOUNTAIN LEGACY RANCH OF UNTOUCHED SAN BOIS MOUNTAIN LANDSCAPE

Located in Latimer County, just 3 miles from Red Oak, this remarkable 3,430 +/- acre tract offers a rare opportunity to own a vast expanse of rugged mountain land with productive valley ground in southeastern Oklahoma. Nestled in the San Bois Mountains, a part of the larger Ouachita Mountains, the property boasts dramatic topography with over 1,000 feet of elevation change, resulting in breathtaking views and unmatched habitat diversity.

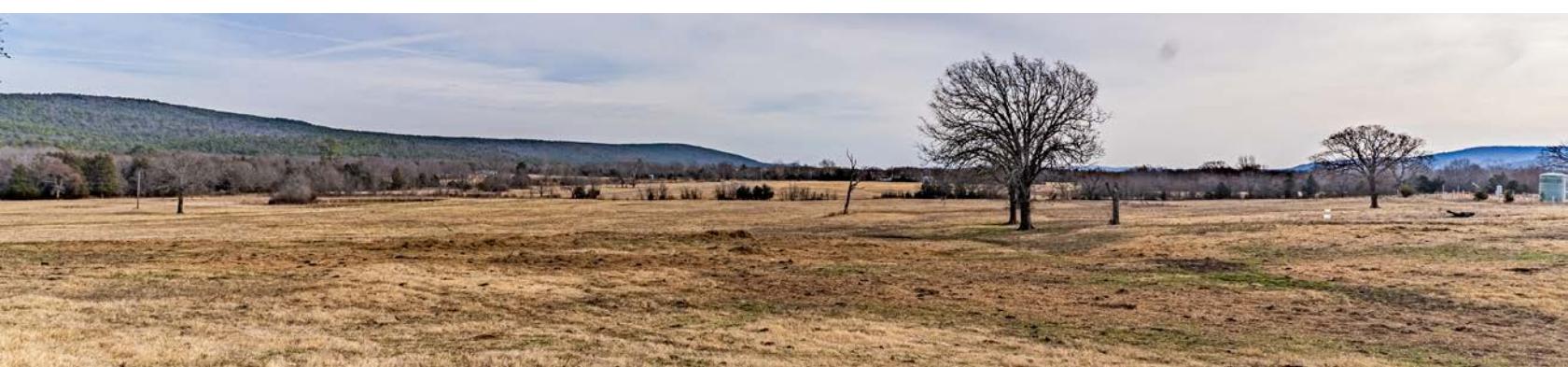
Approximately 400–500 acres of open grassland, hay, and pasture lie in the mountain valley as you enter the property, passing an old homestead site that offers an exceptional location for a future homesite or lodge. The remainder of the acreage is comprised of thick, raw timberland dominated by pine, oak, hickory, and draws filled with mature pecans and walnuts. Surface rights only.

Water is abundant, with multiple year-round springs, streams, ponds, and watering holes throughout the

ranch. The property sits at the headwaters of Brazil Creek, further enhancing its water resources and wildlife appeal.

An established interior road system provides excellent access across the property, supported by a current road lease agreement that generates annual income while creating a solid infrastructure foundation for future improvements. Wildlife is plentiful, including strong populations of whitetail deer, turkey, coyotes, bobcats, feral hogs, and occasional black bears.

Electric is available nearby at multiple locations, and the property is ideally positioned for outdoor recreation—only 8 miles from Robbers Cave State Park and approximately 15 miles from the Ouachita Wildlife Management Area. This is a premier opportunity for hunting, recreation, timber investment, or a legacy mountain ranch.



# PROPERTY FEATURES

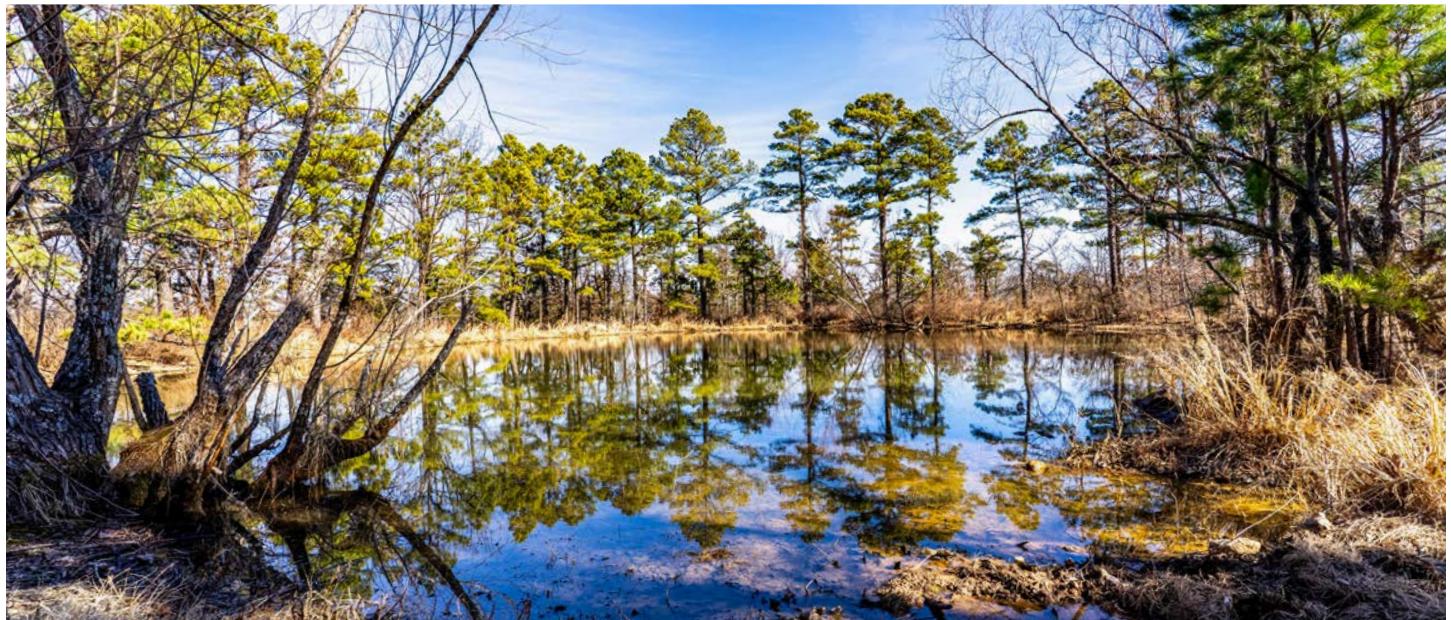
COUNTY: **LATIMER**

STATE: **OKLAHOMA**

ACRES: **3,430**

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- 3,430 +/- acres with approximately 400–500 acres of valley grassland and pasture
- Located in the scenic San Bois Mountains with over 1,000 feet of elevation change
- Surface rights only
- Thick, diverse timber including pine, oak, hickory, pecan, and walnut
- Year-round water from springs, streams, ponds, and watering holes
- Headwaters of Brazil Creek on the property
- Excellent wildlife habitat for whitetail deer, turkey, hogs, predators, and occasional bear
- Good interior road system with an existing road lease producing annual income
- Beautiful potential homesite near an old homestead in the valley
- Convenient access near Red Oak, Robbers Cave State Park, and major public hunting land



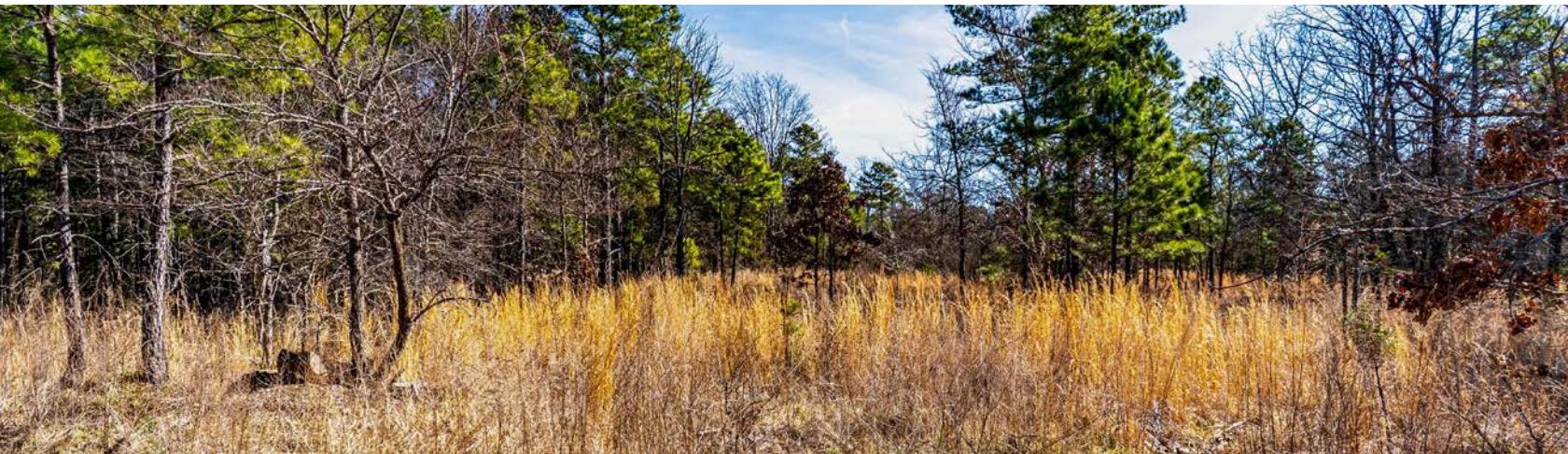
LOCATED IN SCENIC SAN BOIS MOUNTAINS

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THICK, DIVERSE TIMBER

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## INTERIOR ROAD SYSTEM

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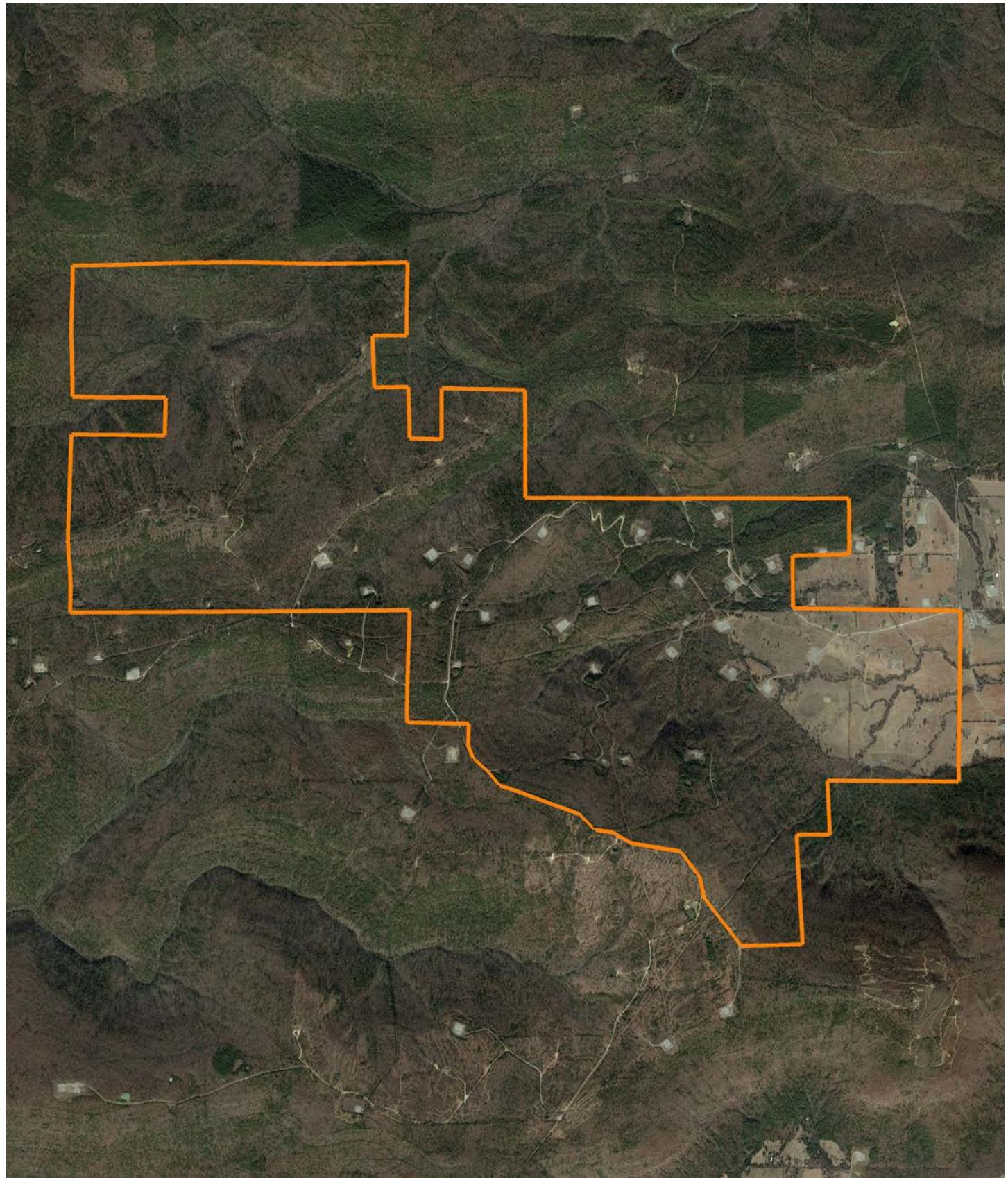
## YEAR-ROUND WATER

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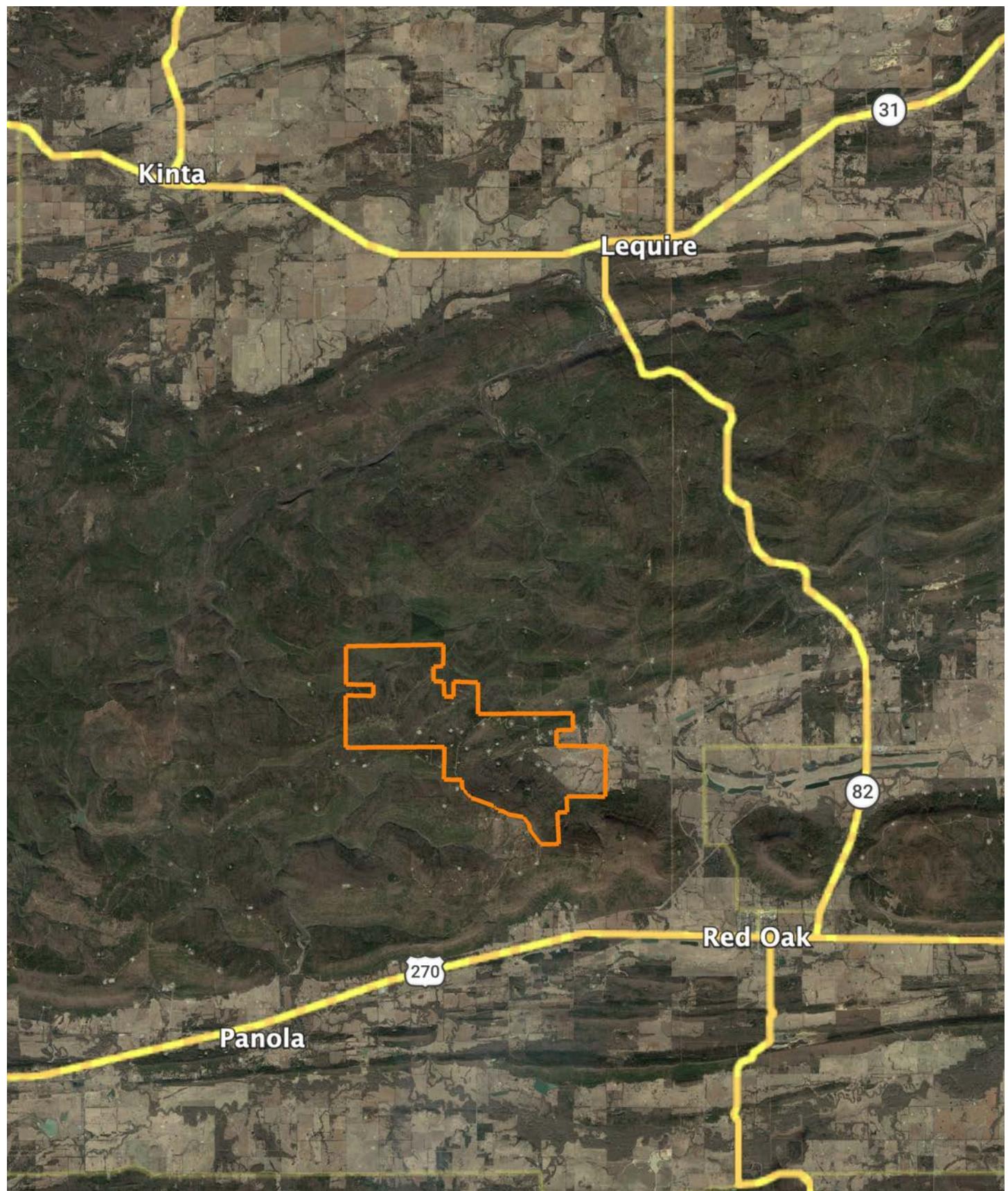


# AERIAL MAP

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# OVERVIEW MAP



# AGENT CONTACT

Zane Goodwin was born a 7th generation family countryman born in Bartlesville, and raised in Northeast Oklahoma, 9 miles from the nearest town. Coming from a long line of farmers, ranchers, horse trainers and hunters, understanding the land and its value runs in Zane's blood. He has worked in agriculture since the age of 12 and went on to study business and finance at Oklahoma State University and the University of Missouri. From working out in the field and in the classroom, Zane has a lifetime and legacy of experience – both personal and professional.

Zane and his wife, Mandy, along with sons, Ryder, Roan and Rizen, and daughter, Rainee live in Bristow, Oklahoma and are members of their local church. When he's not running over 300 commercial Angus cattle on the ranch, you'll find Zane hunting trophy white-tailed deer, waterfowl and big game with his children, as well as coaching soccer, basketball and Little League baseball for their teams. Zane doesn't just sell land. He lives it. He is a steward of it. Wanting to be the best land steward he can, led him to becoming a Master Cattleman from Oklahoma State University.

Zane likes to keep things simple and he does business with people the way he wants them to do business with him. His integrity, honesty, word and handshake mean everything to him, and while he doesn't back away from negotiations, he's not a high-pressure salesman either. Zane relates to many of the landowners he works with and understands the financial and sentimental value of the properties he sells. Landowners relate to him because he works in their best interests and not his own. Contact Zane today and see that a handshake and a good word still mean something.



**ZANE GOODWIN,**  
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## MidwestLandGroup.com

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