

SHERMAN RD & LITTLE FLAT TOP RD – MOYERS, OK 74557



View of Sherman Road

THE MOUNTAINS OF THE KIAMICHI WILDERNESS

FOR SALE VARIOUS TRACTS FROM
FROM 10 ACRES - 225 ACRES

These properties are located in the Mountains of the Kiamichi Wilderness, which vary in size from 10 acres up to 225 acres. See the aerial of this brochure for the various acreage divisions and pricing. It is recommended that you spend a day in the Wilderness to “get a feel” for all the amenities that these properties offer. You literally have access to miles of trails for ATV or horse back riding throughout the Wilderness. Also, there is a private lake you have access for fishing. Many of these tracts that are being offered for sale are extremely mountainous with varying elevations creating scenery that is absolutely breathtaking. All the tracts have electric available with the exceptions of tracts 5 & 6. Tract 4 has a small 2 bedroom cabin with sleeping loft. Tract 2 is one of the highest elevations in the whole Kiamichi Wilderness. This tract has a large RV cover with electric in place. Tract 3 has two water wells. Please note that some of the pictures in this brochure or not part of the properties being conveyed, but part of the whole Kiamichi Wilderness, which in many cases you have use of, such as for ATV riding, fishing, ECT. If you are looking for a reasonable priced weekend get-away, this is a must see, and is an incredible opportunity to own an hunting and recreational property within less than a 3 hours drive from the Dallas area!

DAVID NORMAN
Realty Advisors

YOUR LAND SPECIALIST



107 W Fannin ST.
Leonard, TX 75452
Office: 903-587-9898

Offered By David Norman
Cell: 903-815-2872

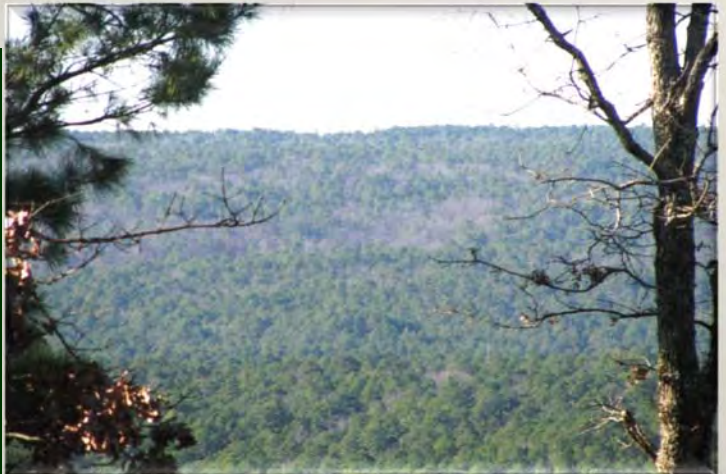


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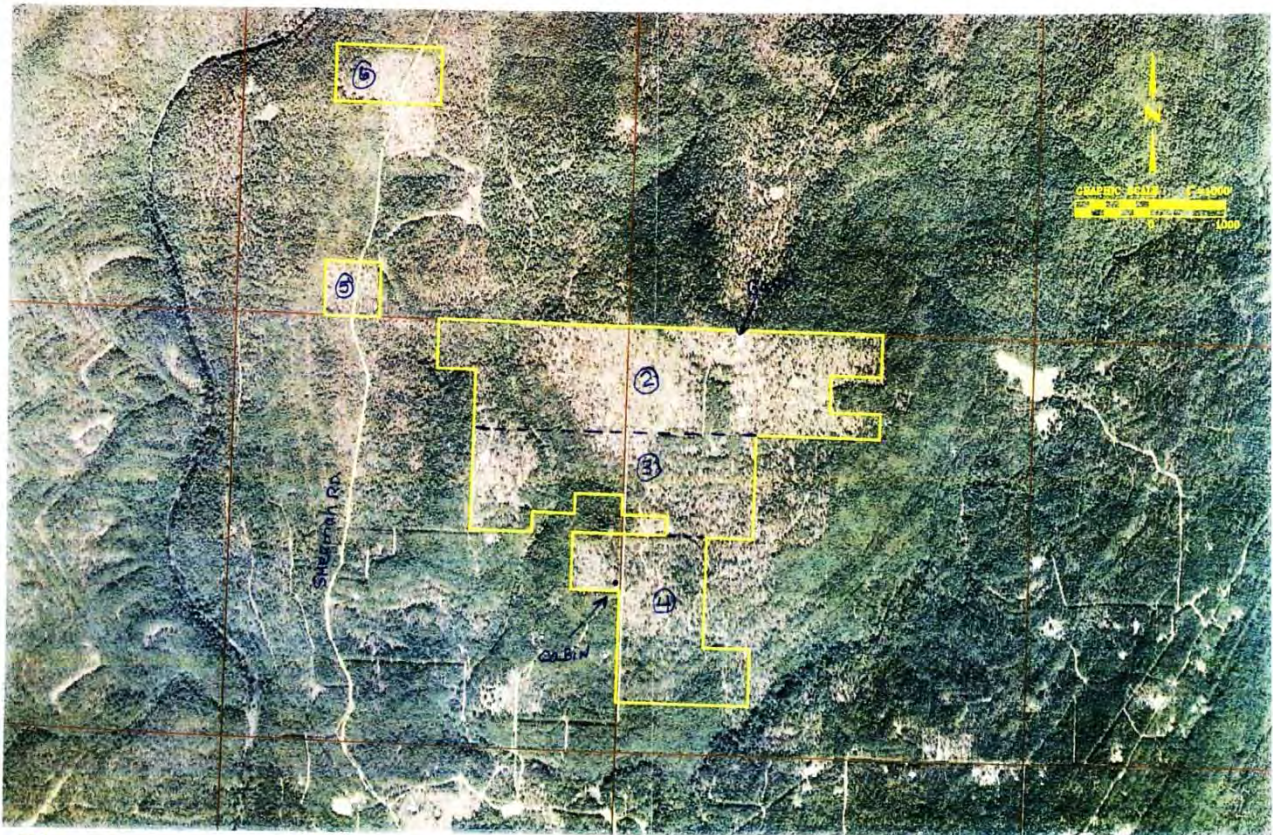


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DIRECTIONS: From Paris, TX take HWY 271 north to the Oklahoma & Texas State line. – HWY 271 to Hugo, OK. Enter the Indian Nation Turnpike north. – Exit Turnpike for HWY 3 east and Antlers Exit. – Stay on HWY 3 for approx. 1.1 miles until you reach HWY 2 in Antlers. – Take HWY 2 for approx. 8.3 mile, turn left on John Valley RD (*there is no road sign*). You will go through the small town of Moyers, at that point start looking for John Valley Road (*which will be by a “speed limit sign”*). – Stay on John Valley Road until you see the sign “Kiamichi Wilderness” (*approx. 3.6 miles*), there veer left. – Stay on this road .9 mile to the main entrance to the Kiamichi Wilderness. There you will see a small cabin where the school bus picks up children, and lots of mail boxes. – At this point you are on SHERMAN RD or the main road through the Kiamichi Wilderness, go straight approx 2.2 miles to the fire station on your left. – At that intersection turn right on LITTLE FLAT TOP RD to see tract 4,3, & 2. There will be “For Sale” signs on the properties. - For tracts 5 & 6 continue on SHERMAN RD to the signs on your left.



SHERMAN & LITTLE FLAT TOP ROAD – MOYERS, OK 74557



TRACTS	APPROX AC	PRICE PER AC
2,3,4	295	\$ 1,400.
2	155	\$ 1,650.
3	85	\$ 1,700.
4 (includes Cabin)	55	\$ 2,064.

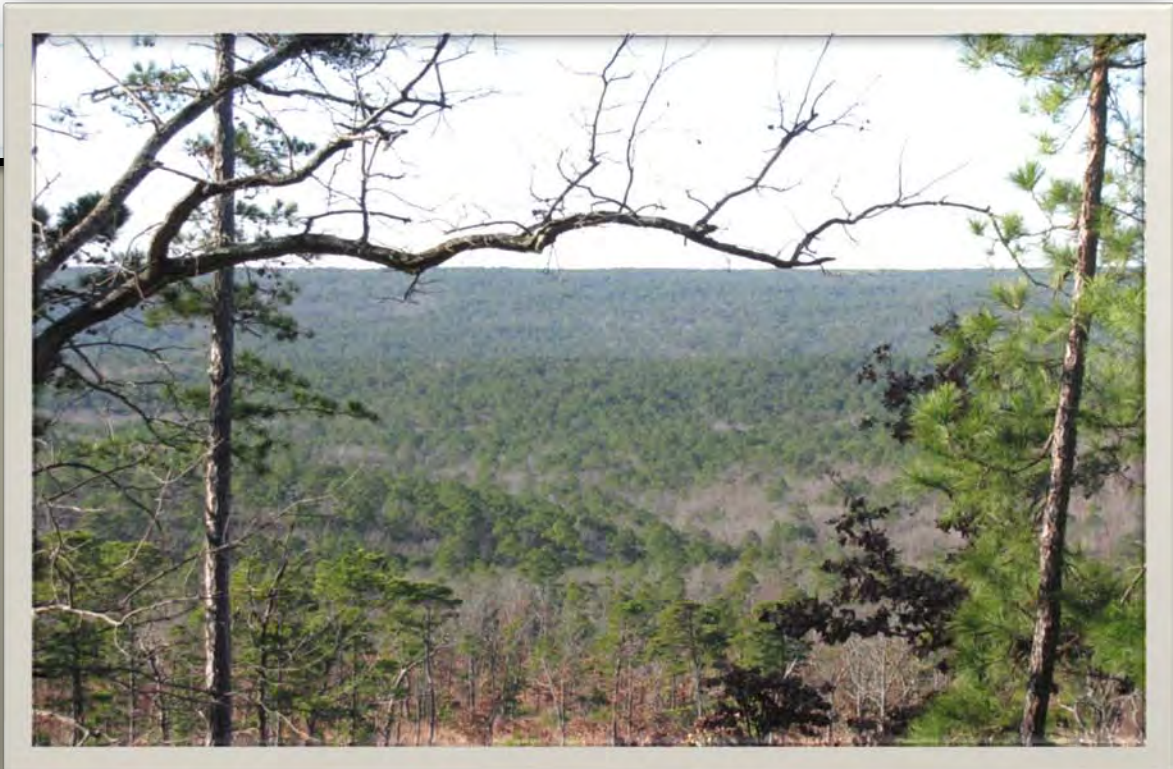
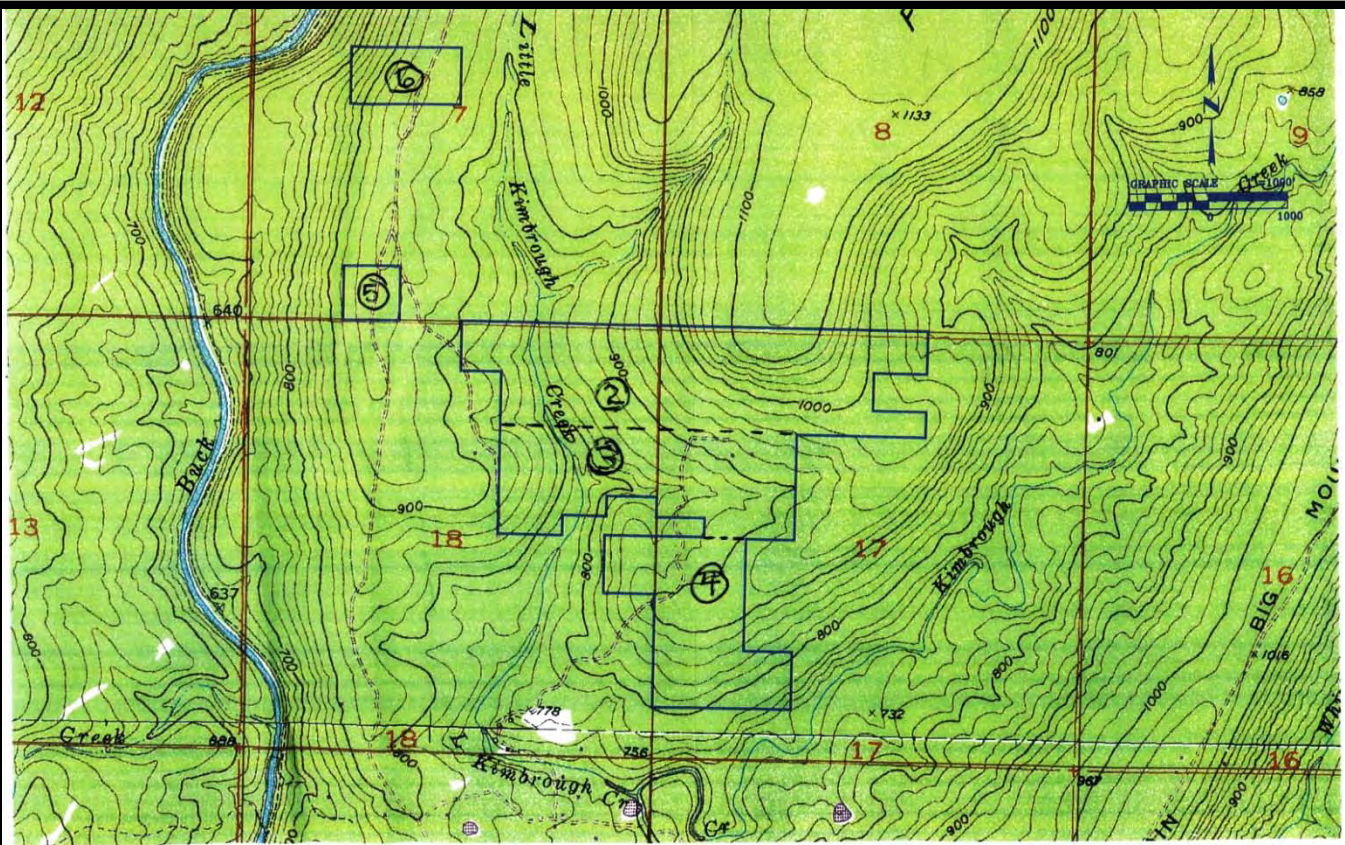
> ALL ABOVE TRACTS HAVE ELECTRIC <

TRACTS	APPROX AC	PRICE PER AC
5 (No electric)	10	\$1,975.00
6 (" ")	20	\$ 1,975.00
7 (Electric Avail)	10	\$ 2,075.00

> TRACT 7 IS NEAR FRONT GATE & NOT ON MAP <



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