

The Ridge At Cavanal Mountain
22217 US 59 S Spiro
Spiro, OK 74959

\$1,200,000
64.740± Acres
Le Flore County



**The Ridge At Cavanal Mountain
Spiro, OK / Le Flore County**

SUMMARY

Address

22217 US 59 S Spiro

City, State Zip

Spiro, OK 74959

County

Le Flore County

Type

Hunting Land, Recreational Land, Residential Property

Latitude / Longitude

35.19753 / -94.67802

Taxes (Annually)

2962

Dwelling Square Feet

2369

Bedrooms / Bathrooms

3 / 2.5

Acreage

64.740

Price

\$1,200,000

Property Website

<https://livingthedreamland.com/property/the-ridge-at-cavanal-mountain-le-flore-oklahoma/53196/>



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PROPERTY DESCRIPTION

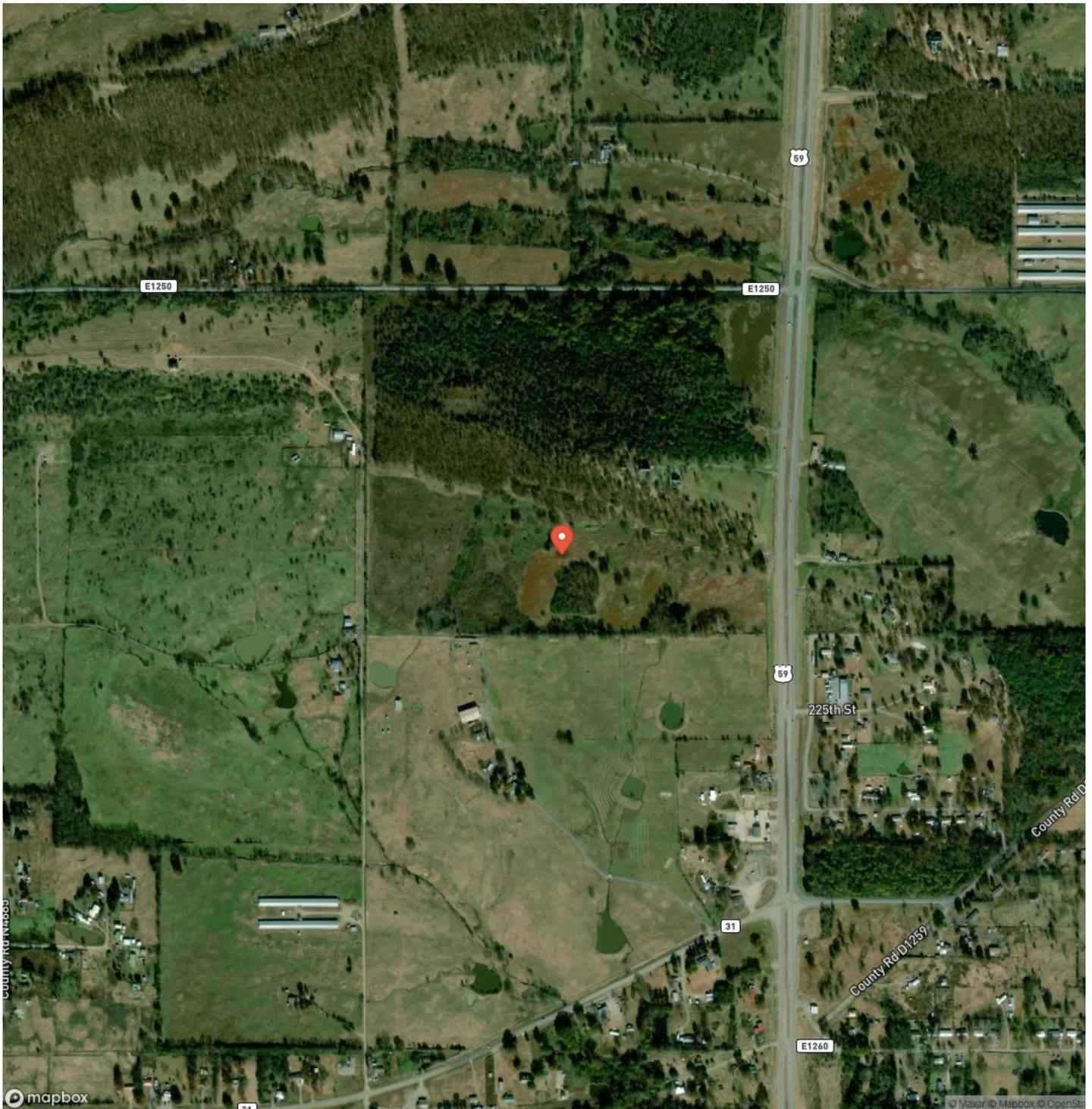
Welcome to your dream retreat! Nestled on 64 +/- acres of picturesque countryside, this property offers the epitome of luxury living combined with functional versatility. The main residence offers 3 bedrooms, 2.5 bathrooms, and spans 2369 square feet of meticulously crafted space. Custom-built with attention to detail, it features a bonus room upstairs, a convenient 2-car garage and a concrete reinforced safe room. Adjacent to the main house, a stunning barndominium beckons with its unique rustic charm. Complete with a 768 square foot living quarters, including a bedroom, bathroom, its own laundry and kitchenette, it offers both comfort and style. On the other side, a spacious 24x64 shop with 14ft doors and 16ft tall walls provides ample room for projects or boat/rv storage, complemented by a 16x24 workshop/tool room. Above, a 24x64 loft offers additional storage or workspace. Additionally, a 20x30 detached garage awaits, featuring a loft, concrete floor, and utilities. Plus, a small storage shed adds extra convenience for outdoor equipment. Crafted with quality in mind, all structures are framed with 2x6 dense select structural graded pine studs, ensuring durability and longevity. Every detail, from the knotty pine and cypress walls to the select southern pine flooring, was handpicked at the mill for its superior quality. The home, barndominium, detached shop, storage shed and even the dog house all have brand new roofs as of May 2024. Nature enthusiasts will delight in the property's diverse landscape, including 15 acres of improved pasture ideal for hay production, while the remaining bottom land features fallow fields, thickets, and brush, perfect for wildlife habitat. Multiple deer are seen on the property daily. Two ponds and three old water wells located in the bottom ensure there is no shortage of water for livestock. The home and buildings sit atop the hill overlooking the bottom with a gorgeous hardwood ridge full of mature timber, natural rock outcroppings and world class views of Cavanal Mountain. An electric gated entry welcomes you, leading to an asphalt driveway that wraps around the home and outbuildings, providing easy access and a sense of seclusion. US Highway 59 frontage just 20 minutes from Fort Smith, Arkansas and 10 minutes from Poteau, Oklahoma offers the potential for future development. Experience the ultimate in rural living with this exceptional property. Shown by appointment only, call today to witness the unparalleled beauty and potential of this remarkable estate.



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Satellite Map



DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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