



131± ACRES
ADAIR COUNTY, OK
\$339,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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THE ADAIR 131

PROPERTY PROFILE

LOCATION:

- South 4659 Road
Bunch, OK 74931
- Adair County
- 31± Miles SE of Tahlequah
- 41± Miles SW of
Siloam Springs, AR
- 48± Miles NW of Fort Smith, AR

COORDINATES:

- 35.72359, -94.72557

PROPERTY USE:

- Hunting
- Recreational

PROPERTY INFORMATION:

- 131± Acres
- 150'+ of Elevation Change
- 4 Established Food Plots
- 2 Muddy Bull Blinds
- Mature Oak Timber
- Creek Frontage
- Excellent Trail System
- Multiple Access Points
- Whitetail/Turkey/Hogs

TAX INFORMATION:

- TBD



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TONY PRIDEAUX, ALC

LAND SPECIALIST

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tprideaux@smalltownproperties.com

5607 Highway 71 South - Cove, AR 71937

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE ADAIR 131

WELCOME TO THE ADAIR 131 LOCATED NEAR BUNCH, OKLAHOMA. If you're looking for a true turnkey hunting property with the terrain, timber and cover, water, and access needed to hunt mature whitetails, this 131± acre property in Adair County deserves a look.

The property features more than 150 feet of elevation change, creating natural ridges, draws, travel corridors, and pinch points throughout the farm. The mature oak timber provides excellent wildlife habitat and a strong natural food source, while a creek winds through the bottom of the property, providing a dependable water source for wildlife.

One of the biggest advantages of this property is the excellent internal trail system and multiple access points, allowing hunters to approach and hunt different areas based on changing wind directions without unnecessarily disturbing the property. Four established food plot sites give the next owner an excellent foundation for a serious hunting setup. The Adair 131 also includes two Muddy Bull blinds and has an abundance of whitetail deer, wild turkey, and hogs.



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MORE ABOUT THE ADAIR 131

Despite its secluded hunting atmosphere, the Adair 131 is conveniently located approximately 31 miles from Tahlequah, 41± miles from Siloam Springs, Arkansas, and 48± miles from Fort Smith, Arkansas. With 131± acres of mostly timber and cover, significant elevation change, live water, established food plot locations, an extensive trail system, and excellent hunting access, this is the kind of property that gives a serious outdoorsman the ability to manage, hunt, and enjoy a piece of Eastern Oklahoma ground for years to come.

**Contact Tony Prideaux today to schedule a private showing
and experience #TheSmallTownWay!**



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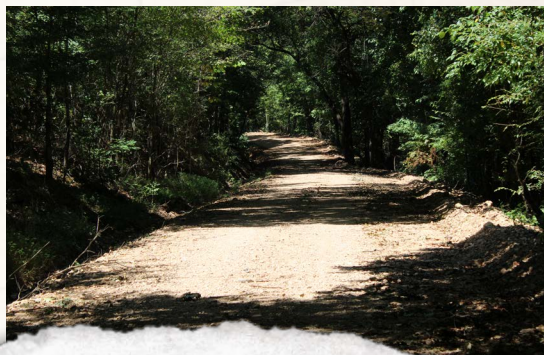
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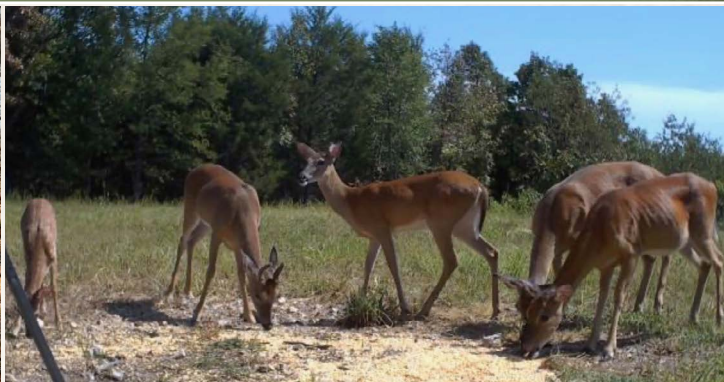
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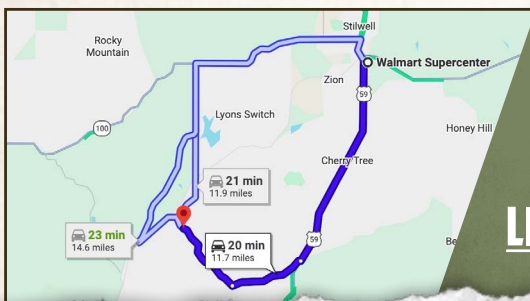
ADAIR COUNTY, OKLAHOMA

land **id.** LINK



Directions from the Walmart Supercenter in Stilwell, OK: Travel south on US-59 for 6.6 miles. Turn right onto East 903 Road/Greasy School Road and continue for 2.4 miles. Take a slight right onto South 4659 Road/Bunch Road and proceed 2.5 miles to the property.

LINK TO GOOGLE MAP DIRECTIONS



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