

**426 Acres of Premier San Bois Mountain Views — Priced
Below Market with Exceptional Upside**
1100 Etchison Road
Quinton, OK 74561

\$1,065,000
426± Acres
Pittsburg County



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SUMMARY

Address

1100 Etchison Road

City, State Zip

Quinton, OK 74561

County

Pittsburg County

Type

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land, Timberland, Business Opportunity

Latitude / Longitude

35.120834 / -95.390585

Acreage

426

Price

\$1,065,000

Property Website

<https://1776-landcompany.com/property/426-acres-of-premier-san-bois-mountain-views-priced-below-market-with-exceptional-upside-pittsburg-oklahoma/96230/>



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PROPERTY DESCRIPTION

Pittsburg 426 — 426 Acres | San Bois Mountains | Pittsburg County, Oklahoma

Discover a rare opportunity to own one of the most scenic and commanding tracts in Pittsburg County. This expansive 426-acre property is located in the rugged San Bois Mountains near Quinton, Oklahoma, and offers what are widely regarded as some of the best long-range mountain and valley views in the entire county. The elevated terrain delivers breathtaking panoramas that stretch for miles, providing an unmatched sense of privacy, scale, and natural beauty. Located approximately 15 minutes from Eufaula Lake, the property offers the perfect balance of seclusion and proximity to one of Oklahoma's premier recreational destinations.

This property is intentionally priced **below market value** due to the condition of the interior access road leading to the upper elevations. The views from the top are truly exceptional, but reaching them currently requires hiking on foot, and buyers should plan to bring good boots and be prepared to explore the property by walking. For the right buyer willing to tackle an access improvement project, the reward is extraordinary—unmatched views, improved usability, and significant upside in value once access is enhanced. This makes the property especially attractive to investors, recreational buyers, or visionary landowners who understand the long-term potential of improving access to premier mountain terrain.

The land itself is ideally suited for recreation and hunting, featuring diverse topography, mature timber, open areas, and established food plots that support strong populations of trophy whitetail deer and wild turkey. Five ponds are scattered throughout the property, providing reliable water sources for wildlife as well as scenic, peaceful settings for relaxation. Existing trails wind through the ranch and can be further improved to enhance internal access and usability. Along the county road frontage, electric and water utilities are available, allowing flexibility for future development, a basecamp, or a lower-elevation homesite.

A 40x80 metal building with concrete floors is located on the property and provides excellent storage for equipment or supplies, with the potential to be converted into a hunting cabin or weekend retreat. Whether the vision is a private mountain-top sanctuary, a premier hunting property, or a long-term land investment with substantial upside, this tract offers a rare combination of size, views, and opportunity that is increasingly difficult to find in today's market.

Property Features & Highlights

- 426± acres in the San Bois Mountains of Pittsburg County, Oklahoma
- Located near Quinton, approximately 15 minutes from Eufaula Lake
- Some of the best long-range mountain and valley views in the county
- Elevated terrain with dramatic topography and multiple potential building sites
- Priced below market value due to interior access road needing improvement
- Upper elevations currently accessed on foot; hiking required to reach the top
- Exceptional upside for buyers willing to improve access
- Excellent hunting property with strong populations of whitetail deer and wild turkey
- Diverse habitat including mature timber, open areas, and established food plots
- Five ponds providing water for wildlife and scenic appeal
- Existing trail system throughout the property with room for improvement
- Electric and water available along county road frontage

- 40x80 metal building with concrete floors for storage or future cabin conversion
- Ideal for recreation, hunting, investment, or a private mountain retreat

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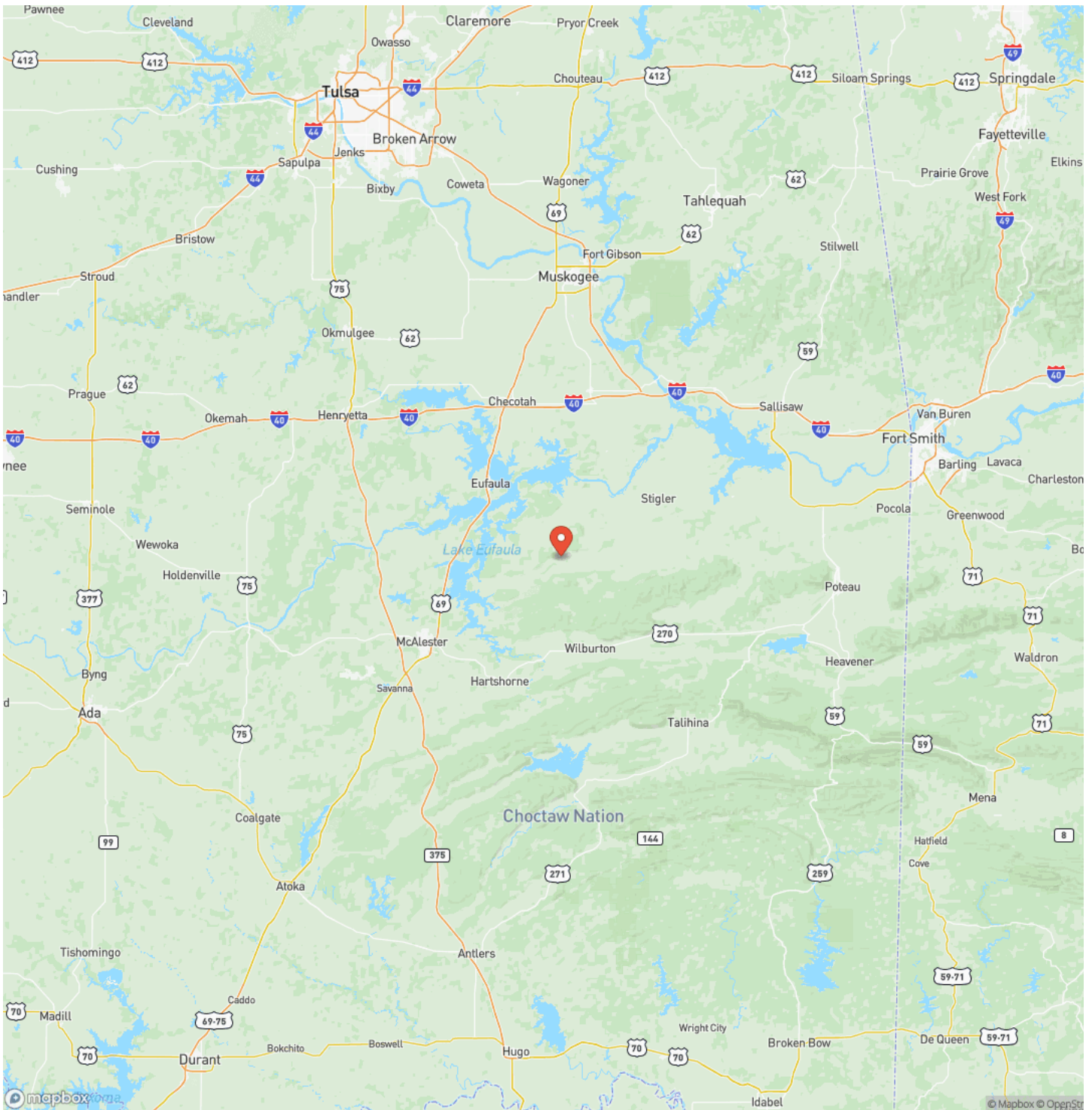


Locator Map

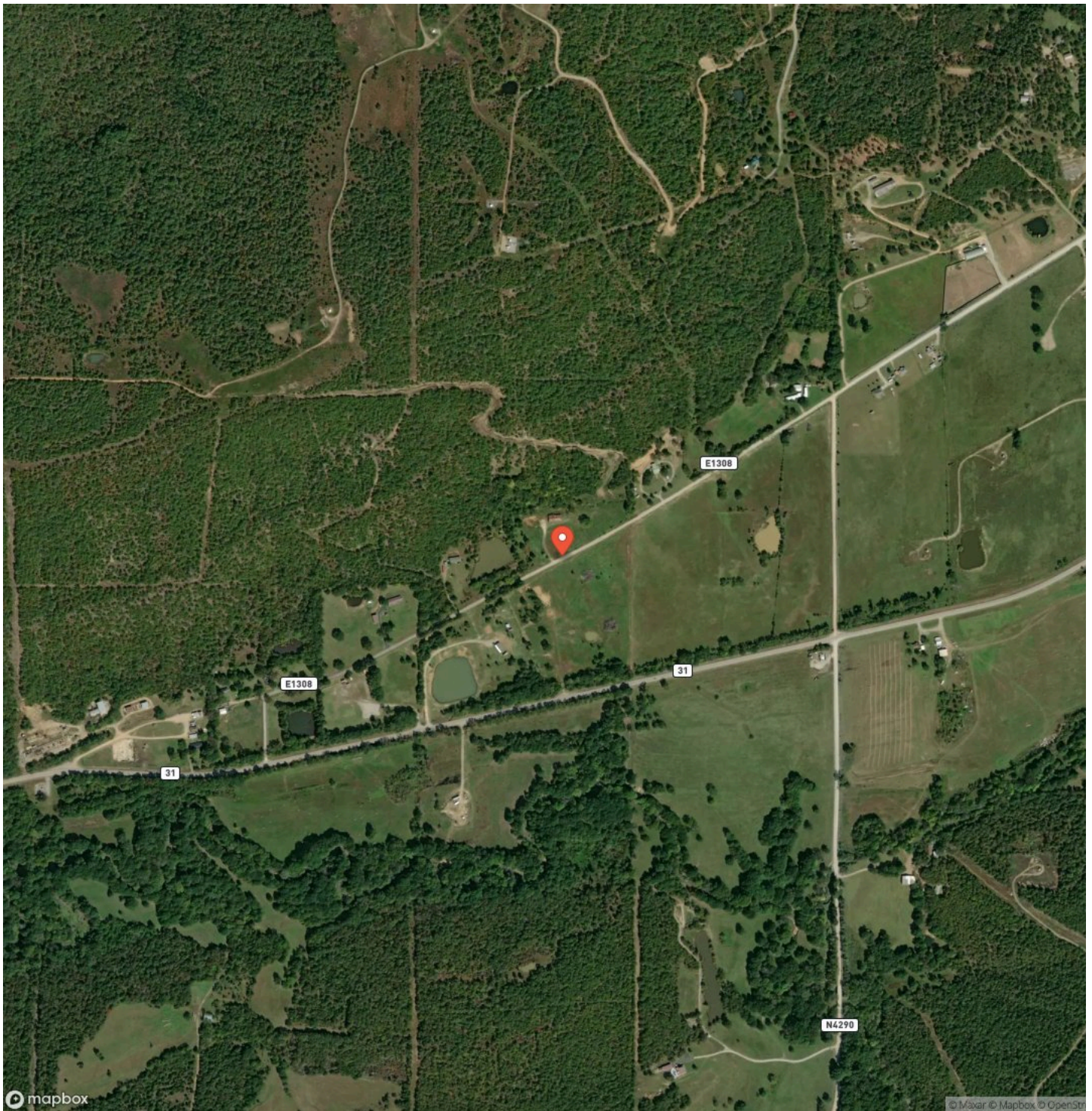


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Locator Map



Satellite Map



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Quinton, OK / Pittsburg County

LISTING REPRESENTATIVE

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NOTES

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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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