



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM



76± ACRES
LATIMER COUNTY, OK
\$680,000

WELCOME TO

Talihina Townplace



OFFICE (479) 588-1034 | WWW.SMALLTOWNPROPERTIES.COM

TALIHINA TOWNPLACE

PROPERTY PROFILE

LOCATION:

- 11513 Southeast 1140th Avenue Talihina, OK 74571
- Latimer County
- 22.1± Miles NE of Sardis Lake
- 49.3± Miles SE of McAlester
- 60± Miles NW of Broken Bow Lake
- 68.8± Miles SW of Fort Smith, AR
- 179± Miles SE of Oklahoma City
- 199± Miles NE of Dallas, TX

COORDINATES:

- 34.7447, -95.0777

PROPERTY USE:

- Agricultural
- Livestock Operation
- Potential Home/Cabin Site
- Hunting & Fishing

TAX INFORMATION:

- Parcel 0000-10-03N
- Parcel 21E-4-001-00
- \$882

PROPERTY INFORMATION:

- 76± Acres
- Pastureland
- Fenced & Crossed Fenced
- Pipe Fenced Cattle Pens
- 40'x20' Calving Shed
- Holding Pens & Skirted Alleyway
- Underground Livestock Waterers
- 3 Stocked Ponds
- 40'x40' Insulated Shop
 - Attached Equipment Shed
 - 16' Sidewalls
 - Roll-Up Doors
- 1,500± SqFt Shop/Living Quarters
 - 1 Bedroom/1 Bath
 - Kitchen & Living Area
 - Covered Patio
- Utilities On-Site
- Storm Shelter



LUKE ALSTON, ALC | EXECUTIVE BROKER - AR
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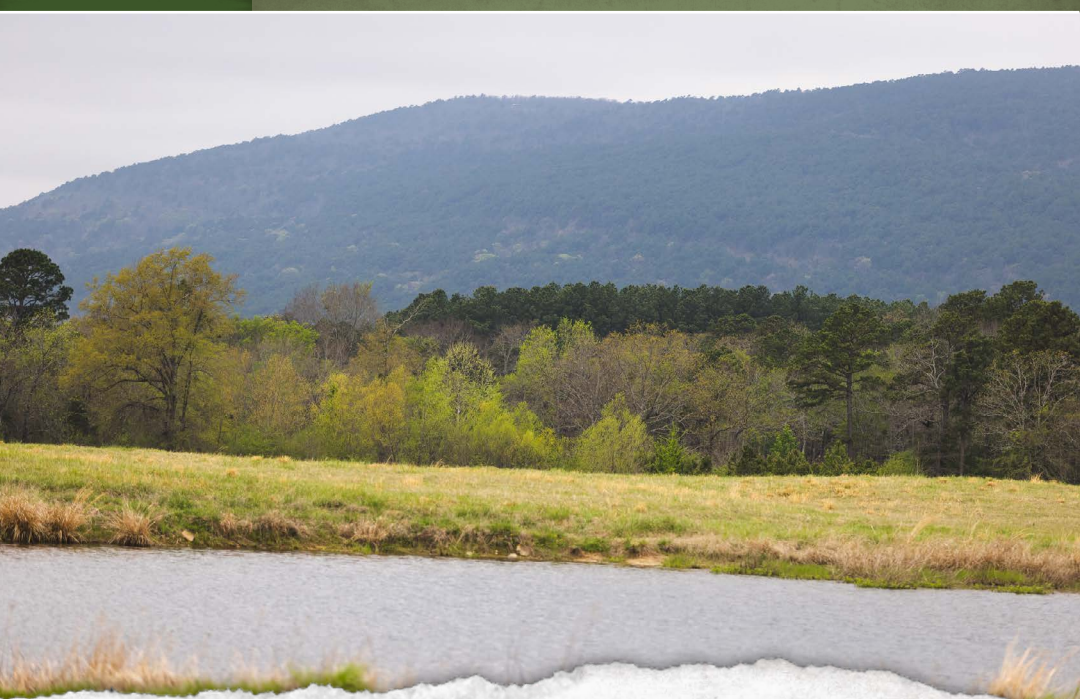
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Information is believed to be accurate but not guaranteed.

WELCOME TO TALIHINA TOWNPLACE

WELCOME TO THE LATIMER 76, ALSO KNOWN AS THE TALIHINA TOWNPLACE. This fully-fenced and cross-fenced 76± acre ranch offers beautifully maintained land, complete with three stocked ponds and two shop buildings. Set against the scenic backdrop of the Potato Hills and Buffalo Mountain, this Latimer County property provides the perfect setting for your farm or ranching operation.

The Talihina Townplace is fully equipped for livestock, including pipe fencing, holding pens, a skirted alleyway, a 40×20 calving or horse shed, and an additional lean-to for extra protection or storage. All facilities are serviced with power and water, making this a truly turnkey cattle operation. A productive hay meadow, enhanced by cross-fencing and underground water lines to each section, along with the ponds, ensures your livestock have everything they need to thrive.



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MORE ABOUT TALIHINA TOWNPLACE

One of the shops features a 40×40 insulated workspace with an attached covered equipment shed. With 16-foot sidewalls and two roll-up doors, there's ample space to store your RV or camper out of the elements. The second shop offers approximately 1,500 square feet, including around 750 square feet of living quarters. Inside, you'll find a comfortable kitchen and living area, along with a full bedroom and bathroom—ideal for on-site living or guest accommodations. Out back, a large, covered patio creates the perfect space for barbecues and family gatherings. The spacious yard and underground storm shelter add both comfort and security, while offering an ideal location to build your dream home or expand the existing living quarters.

Located in an area known for its wildlife, the Talihina Townplace has ample opportunity to harvest deer and turkeys. The Potato Hills are known producers of trophy class whitetails, so the Latimer 76 offers not only quantity but quality, making this property multipurpose beyond the livestock and residential features. This pristine, turnkey farm presents endless possibilities—ready for you to make it your own.

Contact Luke Alston or MaRissa Nichols today to schedule a private showing and experience #TheSmallTownWay.



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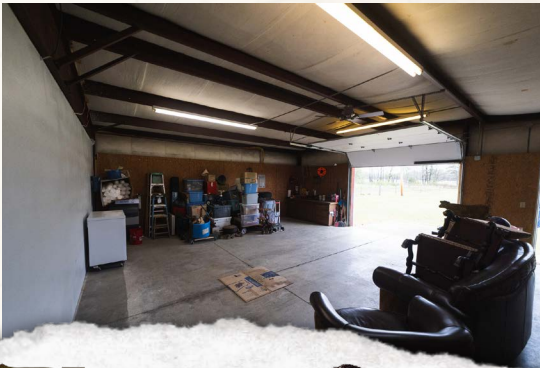
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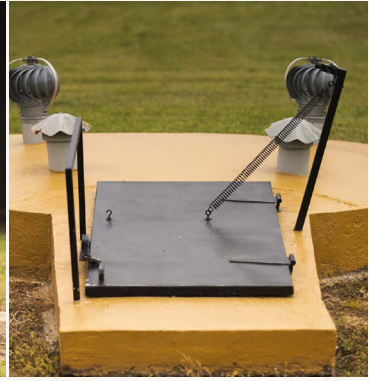
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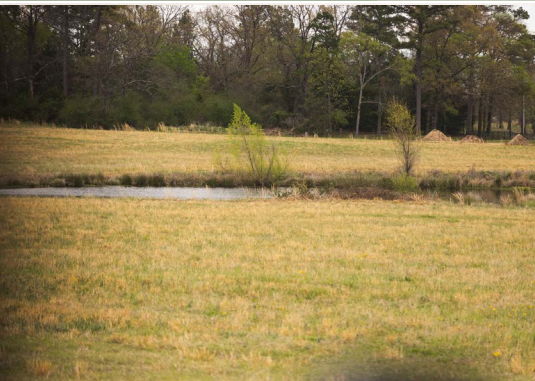
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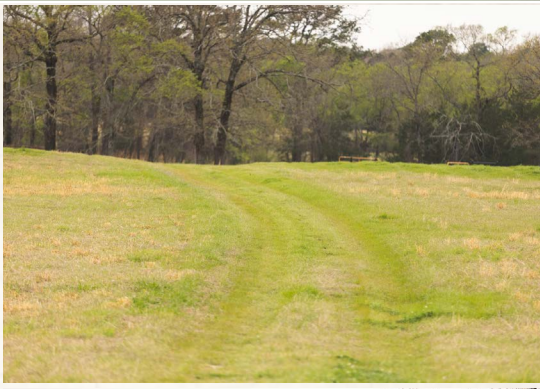
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3D MAP

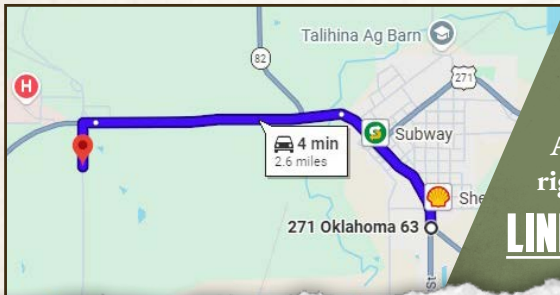


TOPOGRAPHY MAP



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land **id.** LINK

Directions From Talihina, OK:
 Travel on OK-63 West for 1.7 miles.
 Turn left onto Southeast 1140th
 Avenue and the property will be on the
 right in 0.3 miles.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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