

70958 4710 Road

Westville, Ok 74965



List Price: \$399,000
MLS#: 1335979
Beds: 3
Baths Full: 1
Garage: 0
Square Feet: 1,728
Price / Square Foot: \$230.90
Subdivision: Adair Co Unplatted
Type: Residential
Built: 1997
County: Adair
School: Westville Ok

Description

59.42 Ac ± | Poultry Farm Opportunity • Hunting • Investment Potential. Discover the endless possibilities with this 59.42 ac m/l tract ideally located less than 5 miles from Westville and only 20 miles to Siloam Springs. The property features three chicken houses that are no longer in operation but provide excellent large-scale storage or workshop space. Utilities are well established with gas ran to all chicken houses, two water wells, rural water, and a water filtration system already installed. A 1,728 sq ft (per CH) 2 bed, 2 bath home sits on the property and would make a great rental, employee housing, or primary residence. Additional improvements include a greenhouse and two septic systems. The land itself is a strong mix of function and recreation. Fiber internet is available, offering modern connectivity in a peaceful country setting. Whether you're looking for an investment property, hunting retreat, farm, or development opportunity — this tract checks all the boxes. Owner financing available.

Property Details

Lot Size	59.42 Acres
Air Condition	Other,SeeRemarks
Amenities	None, Other
Appliances	Other,SeeRemarks,WaterHeater
Driveway	GravelDriveway
Exterior	Other,SeeRemarks
Fencing	Other,SeeRemarks
Listed By	Keller Williams Market Pro Realty - OK