

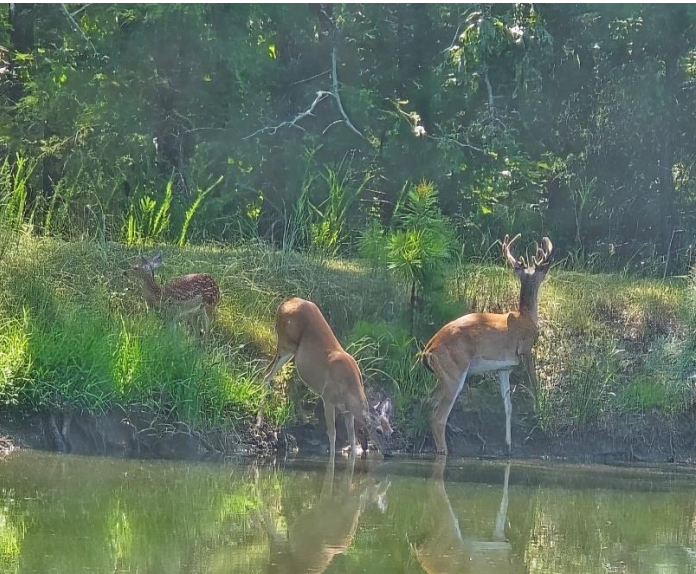
FOR SALE



\$625,000

21800 Bobcat Lane
Hodgen, Oklahoma 74939

115 Acre Fenced
Homestead Located in
Southeastern Oklahoma



Home

Single Wide Family
Home on Concrete
Slab with Enclosed
Front Porch

3 Bedroom

2 Bathroom

Central Heat & Air

Appliances

Partially Furnished

Pond

Riding Trails

**Recreational
Vehicle**

2024 Dutchman
Eddie Bauer 5th
Wheel

RV Site with Full 50
Amp Hook-ups

14x25 Deck with
Stairs and Side
Ramp

Deck Furniture, Mini
Fridge, Grill, Table,
Storage

Machinery & Tools

Tractor w/
Attachments

Side by Side

4-Wheeler

Utility Trailers

Lathe

Drill Press

Hand Tools & More

MISC Buildings

Tool Shop

Storage Building

Misc. Shop w/
Attached Carport

Grain Bin w/
Concrete Floor

Feed House

4-Car Carport

Tornado Shelter

THE HOME



HOME FACTS & FEATURES

2000 Solitaire Manufactured Home

Bedrooms & Bathrooms

Bedrooms: 3

Full Bathrooms: 2

Features

Total Livable Area: 1428 SF

Enclosed Patio/Sunroom: 12x24
with Wood Burning Fireplace

Back Deck: 8x10

Propane Tank: 100 gal

Location: Front Yard

Water: Rural Water District #17

Sewer: Lateral Line

Electric: Kiamichi

Ownership: Private

Road Surface Type: Dirt &
Gravel

Internet: Satellite/Dish

Additional Structures:

Shop #1: 12x24 with Freezer &
Work Benches

Shop #2: 36x26 with Attached
Storage (for 4-Wheeler) &
Covered Carport

Feed Shed

Grain Bin

4-Stall Covered Parking

New HVAC York System

Installed 2025

Primary Bedroom

Features Walk-in Closet & On-Suite Bathroom with Additional Walk-in Closet
Dresser
Armoire

Bedroom 2

Bed
Closet

Bedroom 3

Bed
Closet

Bathroom 2
Dining Room
Kitchen
Pantry

Laundry

Washer
Dryer
w/ Rear Exit Door to Patio

Heating & Cooling

All Electric, 3-Ton Blower
Woodburning Stove in
Patio/Sunroom

Appliances

5-Burner Gas Stove
Dishwasher
Refrigerator
Microwave
Freezer (Shop #1)

Parking (Gravel)
Single Car Carport
4-Car Carport

5th WHEEL RECREATIONAL VEHICLE





Recreational Vehicle Facts & Features

2024 Dutchman Eddie Bauer 310RL 5th Wheel

- * Graveled Site with 50 Amp Hook-up, Electricity, Water, Sewer, Propane & Apron to Cover Bottom and Front.
- * 3 Slides with Ample Storage Inside and Outside.
- * King Bed with Under Storage, 2 USB Ports on Each Side at Head of Bed, Clothes Closet with Shelf, Cabinet with All-in-One Washer/Dryer Unit with Extra Storage Space, Built-in 4-Drawer Dresser.
- * Bathroom has Dual-sink, ample storage and walk-in shower
- * Tankless Water Heater
- * Kitchen has Refrigerator/Freezer, Gas Stove & Oven, Pantry, Pull-out Trash Cabinet and Ample Storage
- * Dining Table with 4 Chairs & Overhead Light
- * 2 Recliners and Loveseat (converts to extra bed)
- * Television

Sturdy Deck

14x25 Deck with Steps and Side Ramp

Specially Designed to Encase 2 Trees

Patio Furniture, Storage Bins, Grill, Mini Fridge and Table

Large Fenced Dog Pen

RV Includes:

All Maintenance Records

Champion Generator 11KW (Purchased 2025)

2-100 Gallon Propane Tanks (Back-ups)

NOTES:

Water is set up for summer/winter seasons.

Heated water & sewer lines, including heated water faucet house (for winter)

200 Gallon propane tank is included; leased from Jay Gas

EQUIPMENT



Side-by-Side

Massimo T-Boss 410 SBS
Quad UTV 2WD/4WD
w/ Cover & Accessories

4x4

Polaris

Mower

Hustler Dash Zero Turn

Trailers

1. Tractor
2. Utility
3. Large
4. Medium
5. Small

Jon Boat

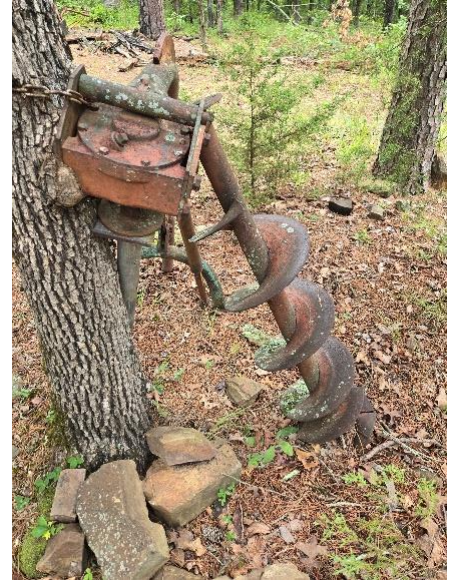
12' w/ Trolling Motor
Registered through June
2027

Tractor & Attachments (10)

New Holland TC45DA

1. Front Loader
2. Brush Hog
3. Auger
4. Plow
5. Platform
6. Boom
7. Log Splitter
8. Seeder
9. Scraper
10. Disk

TRACTOR & ATTACHMENTS





TOOL SHOP





Lathe

10" South Bend Quick Change Gear Lathe

Gun Safe

Drill Press

Misc. Hand Tools

OUT BUILDINGS



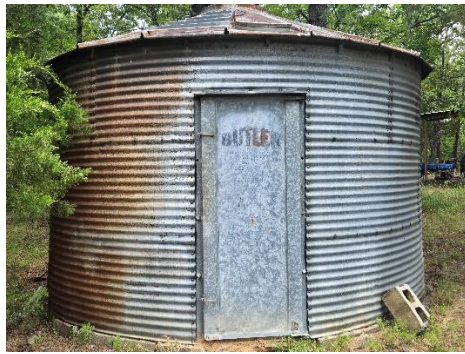
Shop #1

w/ Freezer & Window AC

Shop #2

Gun Safe, Lathe, Drill Press & Misc. Hand Tools; Attached Storage Space & Carport

Covered 4-Car Carport
Feed House
Grain Bin



WILDLIFE



