

Incredible Home Build Location
Dustin, OK 74839

\$61,250
17.500± Acres
Hughes County



Incredible Home Build Location Dustin, OK / Hughes County

SUMMARY

City, State Zip

Dustin, OK 74839

County

Hughes County

Type

Farms, Hunting Land, Recreational Land,
Undeveloped Land

Latitude / Longitude

35.1865 / -96.0727

Acreage

17.500

Price

\$61,250

Property Website

<https://arrowheadlandcompany.com/property/incredible-home-build-location-hughes-oklahoma/30307/>



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PROPERTY DESCRIPTION

In today's market small tracts with home build potential are hard to come by and do not last long. Here is an incredible property located just 10+/- minutes south of Dustin with everything you need for your dream country home build and is priced to sell. This small acreage timber tract sits along a nice paved road with rural water and electricity running alongside. There is also gravel road frontage on the east side giving you many easy access points. The property is surrounded by a well maintained barbed wire fence and a gated entrance grants you access off the paved road. A hardwood timber mix covers the landscape with a few small openings throughout. With minimal tree clearing, a beautiful home location could be revealed with the large timber offering you privacy from roads and any neighboring properties. Great habitat holds an abundance of wildlife including many whitetail deer that could be walking through your backyard or by your tree stand. A large creek flows through the south end of the property offering a consistent water source and even a potential fishing hole. This beautiful tract will be a great option for anyone looking for a small acreage hunting property or a location for their dream country home. You don't want to miss out on this amazing opportunity. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Will Bellis at [\(918\) 978-9311](tel:9189789311).



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Locator Maps



Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



Representative

Will Bellis

Mobile

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Office

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Address

City / State / Zip

Kellyville, OK 74039

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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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