

Highline Pines Ranch
Highway 2
Wilburton, OK 74578

\$1,500,000
595.340± Acres
Latimer County



Highline Pines Ranch
Wilburton, OK / Latimer County

SUMMARY

Address

Highway 2

City, State Zip

Wilburton, OK 74578

County

Latimer County

Type

Hunting Land, Undeveloped Land, Recreational Land, Timberland

Latitude / Longitude

35.029094 / -95.301151

Acreage

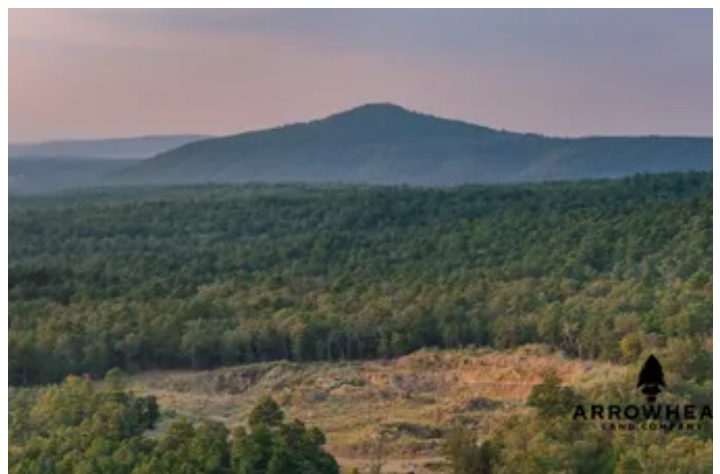
595.340

Price

\$1,500,000

Property Website

<https://arrowheadlandcompany.com/property/highline-pines-ranch-latimer-oklahoma/62014/>

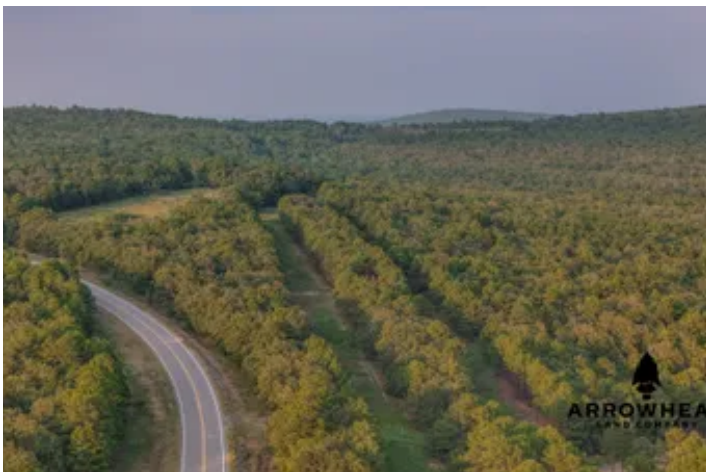
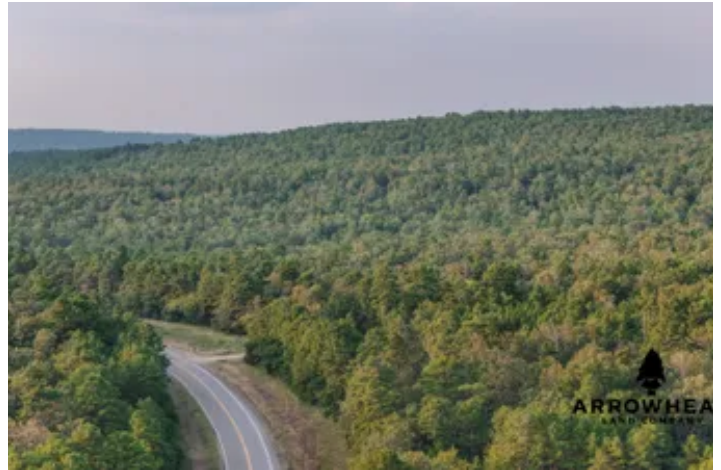


PROPERTY DESCRIPTION

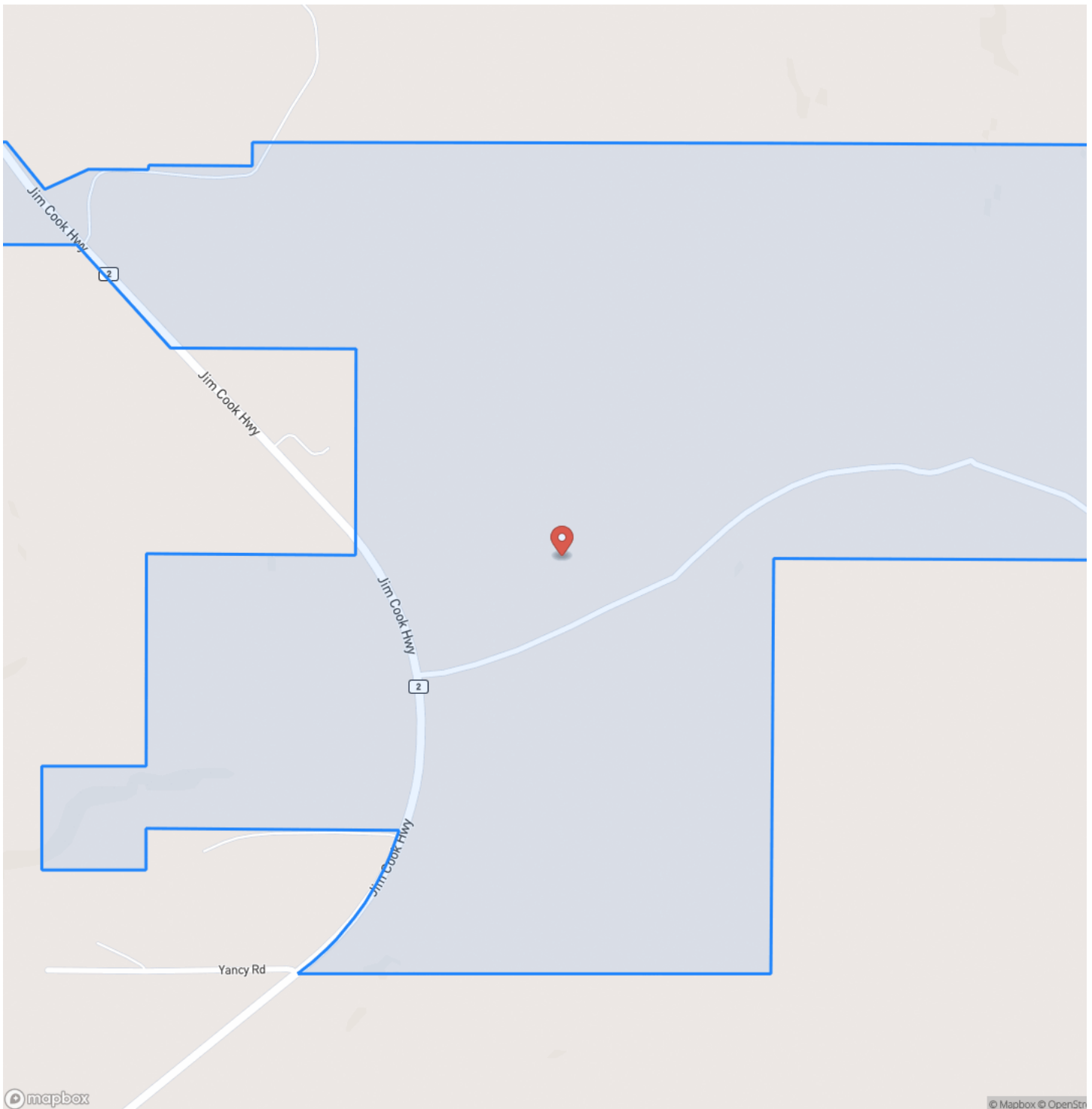
Introducing the Highline Pines Ranch! This beautiful property spans 595.34 +/- acres and is located just east of Lake Eufaula. With Highway 2 road frontage, the property extends across both the east and west sides of the highway. There are distinguished road systems throughout the tract, making accessibility around the property a breeze. The property features mature timber, offering hunters numerous opportunities to set up stands for harvesting whitetail deer. The thick timber and underbrush also provide deer with excellent cover. This parcel is a blank canvas waiting to be cultivated by a new owner. The possibilities are abundant, given the road system throughout the property. Located approximately 15 minutes from Wilburton, 50 minutes east of Lake Eufaula, and about 2 hours from Tulsa, any amenities you might need are within convenient reach. Don't miss out on this opportunity! All showings are by appointment only. For more information or to schedule a private viewing, please contact Jay Cassels at [\(918\) 617-8707](tel:(918)617-8707) or Jacob Lemons at [\(918\) 271-8384](tel:(918)271-8384).



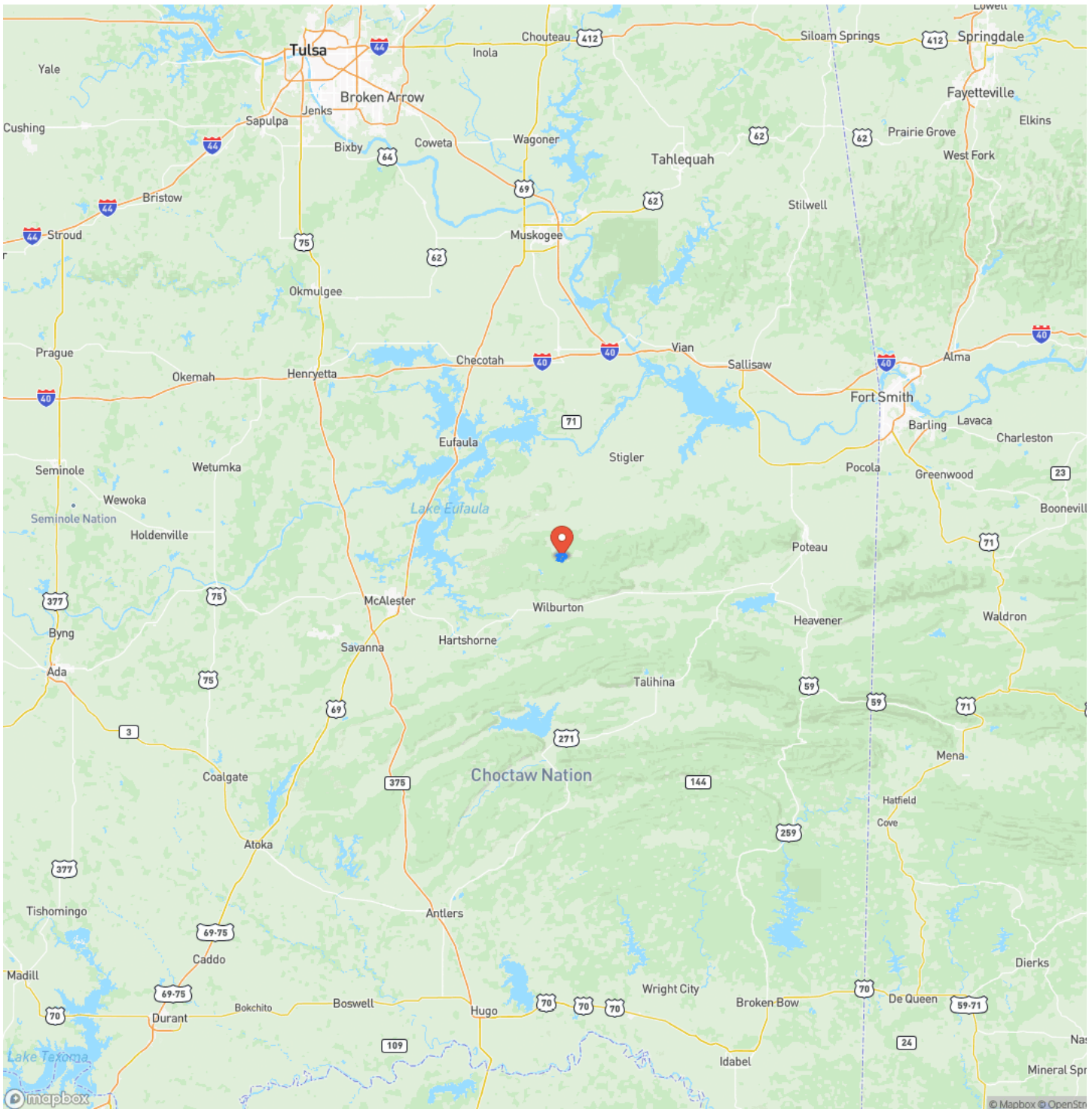
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Wilburton, OK / Latimer County



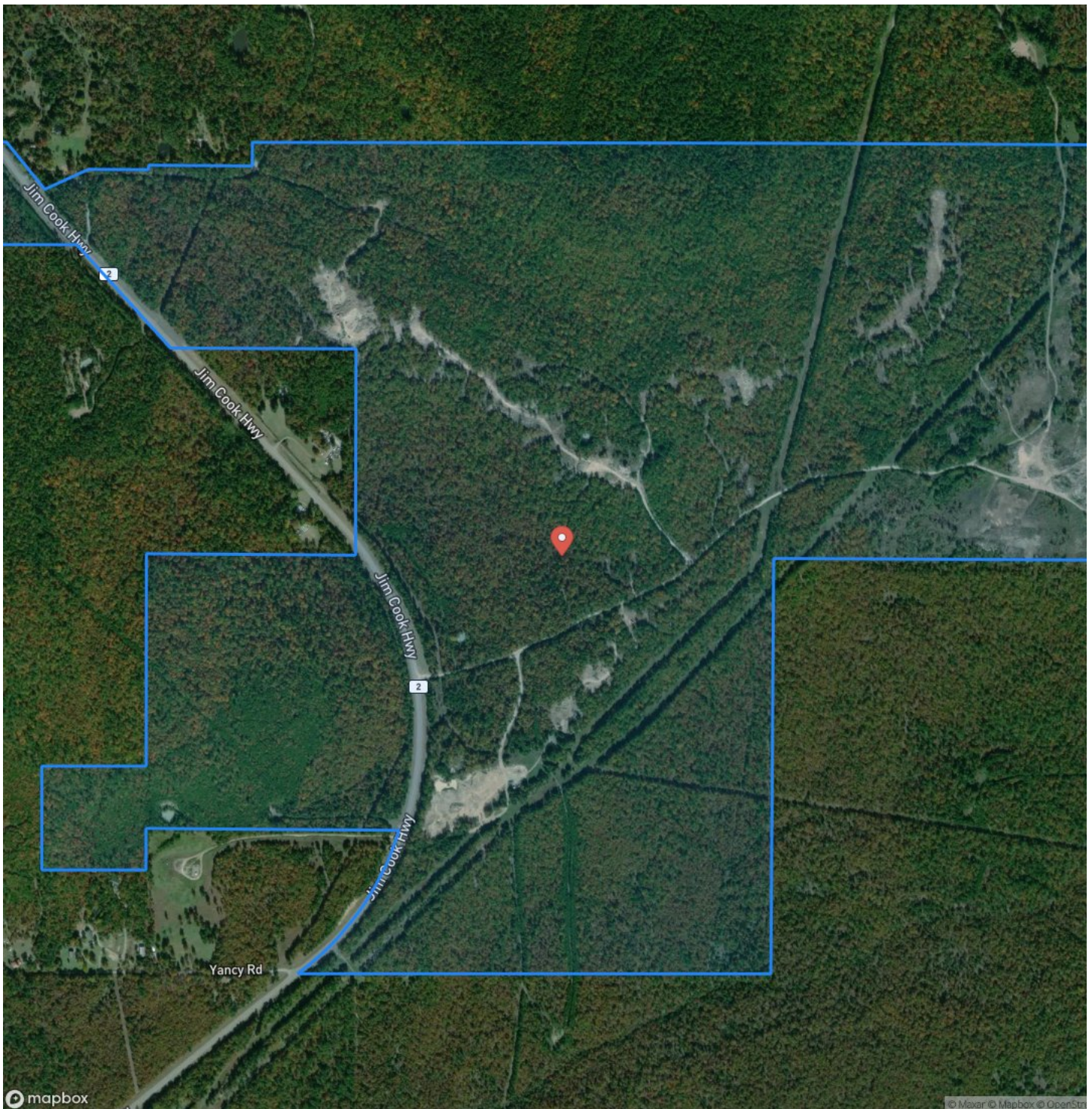
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Jay Cassels

Mobile

(918) 617-8707

Email

jay.cassels@arrowheadlandcompany.com

Address

City / State / Zip

Checotah, OK 74426

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.



Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
www.arrowheadlandcompany.com

