

**Cedar Ridge Ranch**  
2880 N 391 Rd  
Lamar, OK 74850

**\$499,000**  
118.940± Acres  
Hughes County





**Cedar Ridge Ranch**  
**Lamar, OK / Hughes County**

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**SUMMARY**

**Address**

2880 N 391 Rd

**City, State Zip**

Lamar, OK 74850

**County**

Hughes County

**Type**

Hunting Land, Recreational Land, Residential Property, Ranches

**Latitude / Longitude**

35.1478 / -96.0516

**Dwelling Square Feet**

2400

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

118.940

**Price**

\$499,000

**Property Website**

<https://arrowheadlandcompany.com/property/cedar-ridge-ranch-hughes-oklahoma/53199/>



**PROPERTY DESCRIPTION**

The Cedar Ridge Ranch is a stunning 118.9 +/- acre ranch located in Hughes County, Oklahoma. This gorgeous ranch provides a stunning 2,400 Sq Ft home, with 3 bedrooms and 2 bath and granite countertops throughout. The home overlooks a beautiful crystal clear pond that is loaded with largemouth bass. The Cedar Ridge Ranch has a total of 5 ponds, 3 of which are heavily populated with big largemouth bass and bluegill. This ranch is known to produce Boone and Crockett whitetails, with one netting at 172 6/8 inches. Cedar Ridge Ranch provides many opportunities for planting gorgeous food plots and hunting heavily used deer trails. The ranch is covered in whitetail rubs and scrapes throughout the property. There is plenty of cover for not only the wildlife to feel safe and comfortable, but also for hunters to sneak in and out of the stand undetected. Whether you are looking for your dream get away hunting farm or a family ranch then this is your chance to own one of the most gorgeous ranches in Hughes County. The Cedar Ridge Ranch is located 10 +/- mins away from Lamar, 35 +/- mins from Henryetta, 45 +/- mins away from McAlester, and 48 +/- mins away from Seminole. 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).



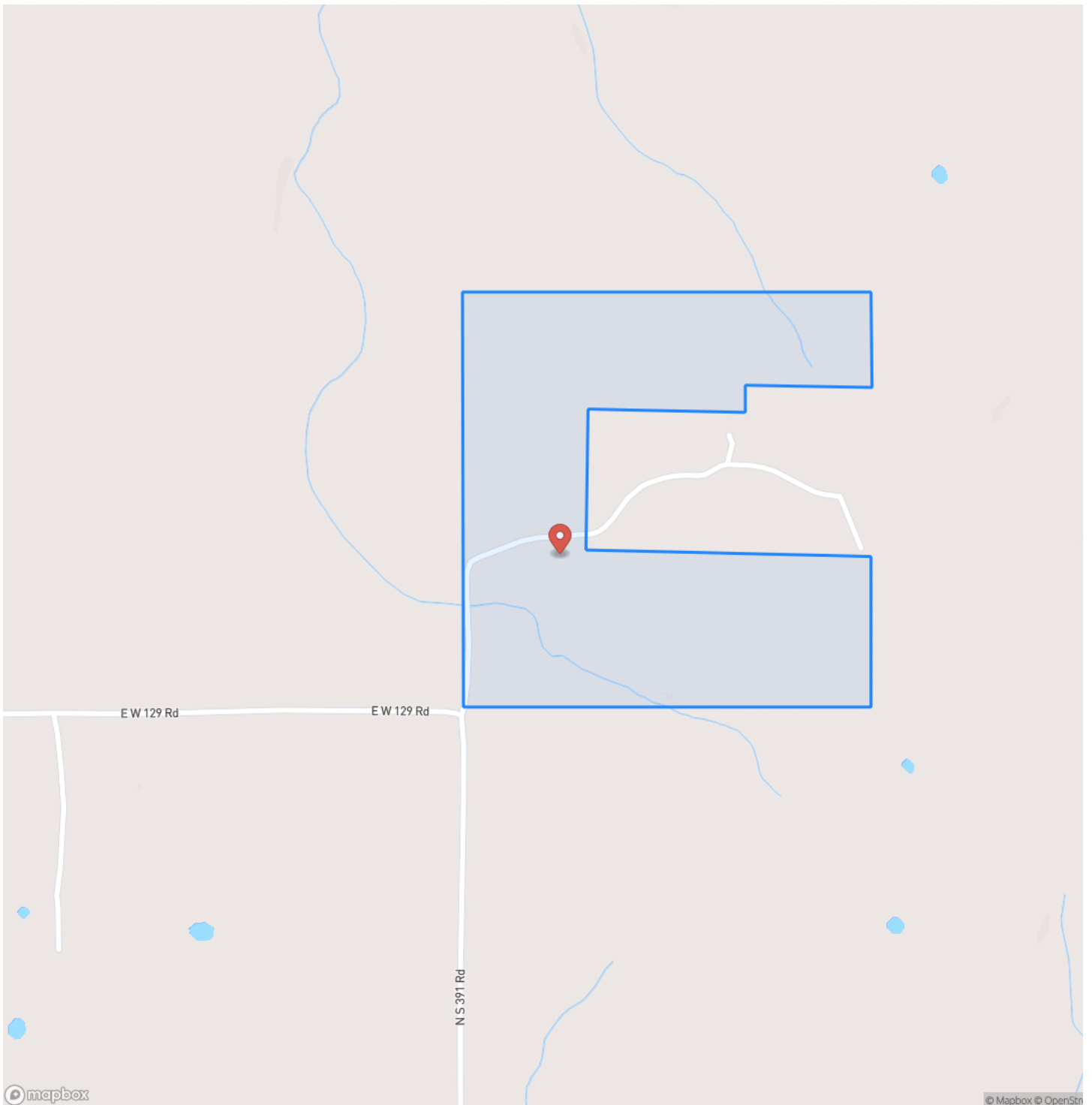


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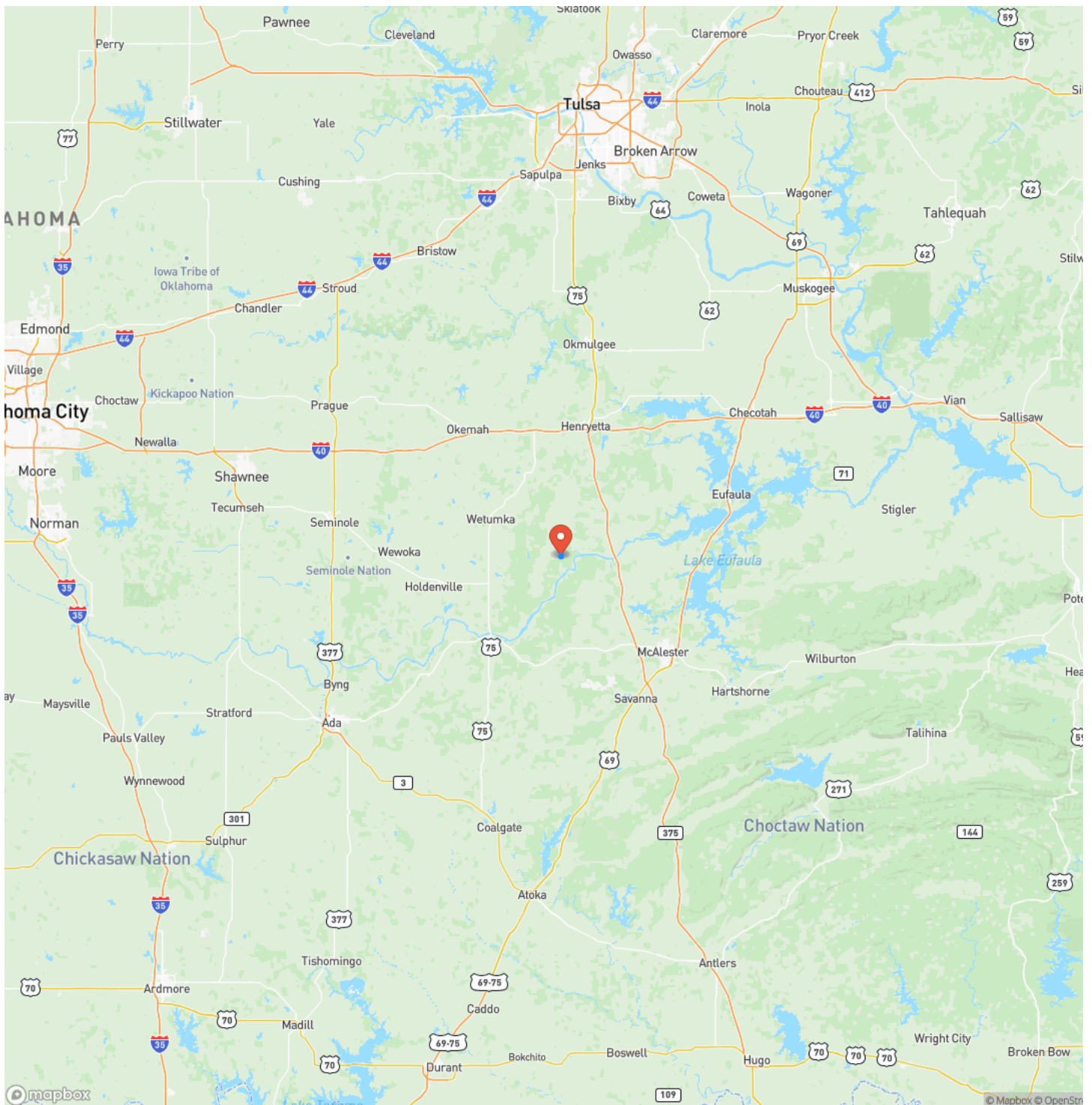


## Locator Map



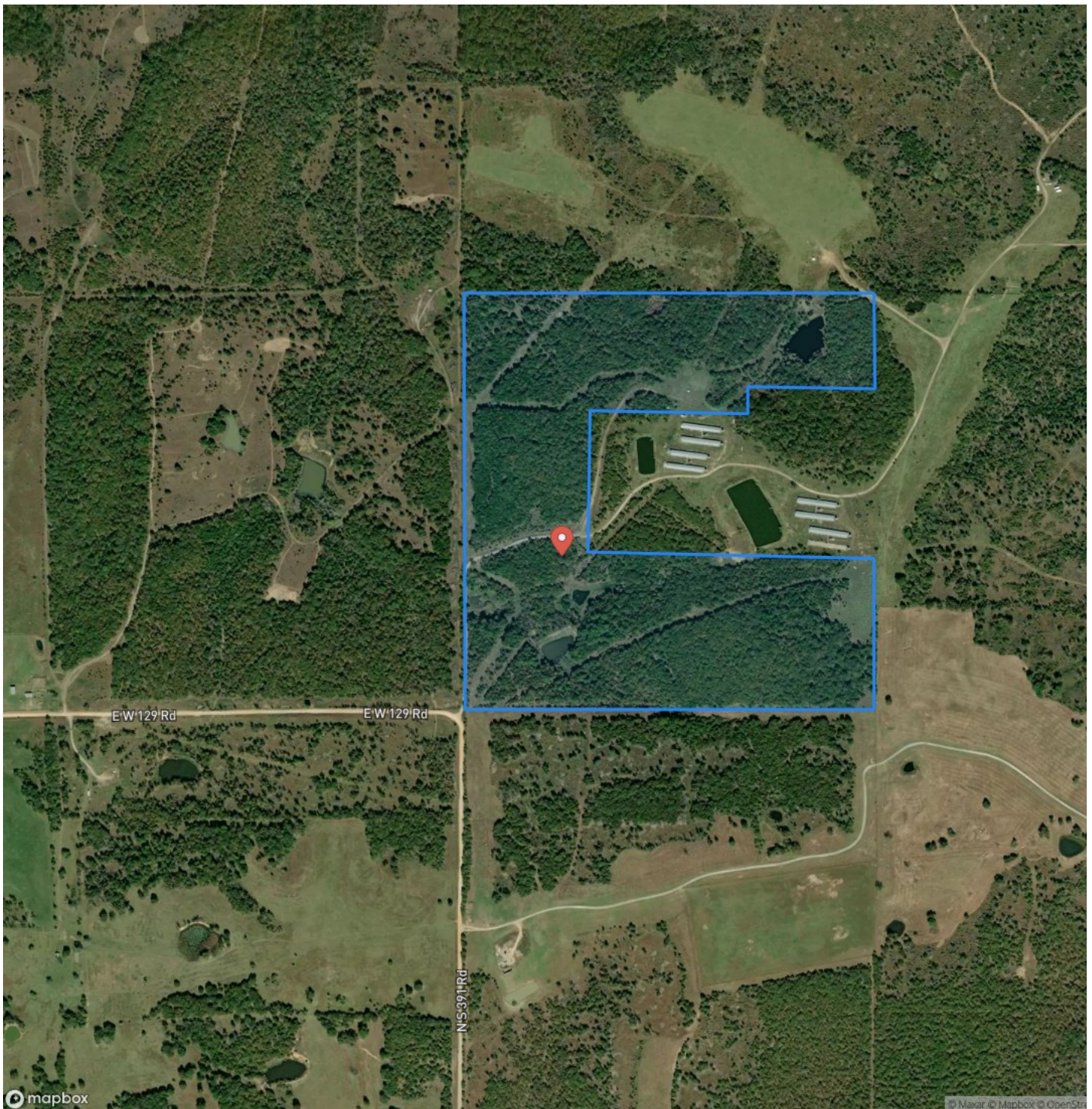


## Locator Map





## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

Will Bellis

## Mobile

(918) 978-9311

## Office

(580) 319-2202

## Email

will.bellis@arrowheadlandcompany.com

**Address**

## City / State / Zip

Kellyville, OK 74039

## NOTES

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## This image shows a blank 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.





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