

Lake Bluff Rec Farm
Tract 1 1540 Rd
Stuart, OK 74570

\$299,000
37.940± Acres
Hughes County



Lake Bluff Rec Farm
Stuart, OK / Hughes County

SUMMARY

Address

Tract 1 1540 Rd

City, State Zip

Stuart, OK 74570

County

Hughes County

Type

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land, Lakefront, Timberland

Latitude / Longitude

34.7673 / -96.1622

Acreage

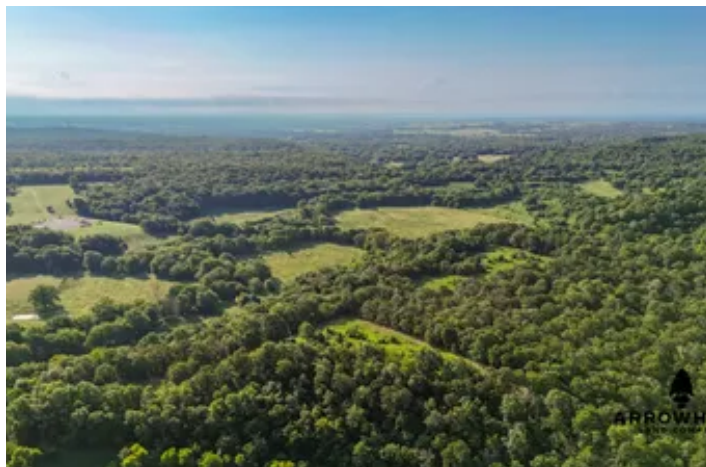
37.940

Price

\$299,000

Property Website

<https://arrowheadlandcompany.com/property/lake-bluff-rec-farm-hughes-oklahoma/59631/>



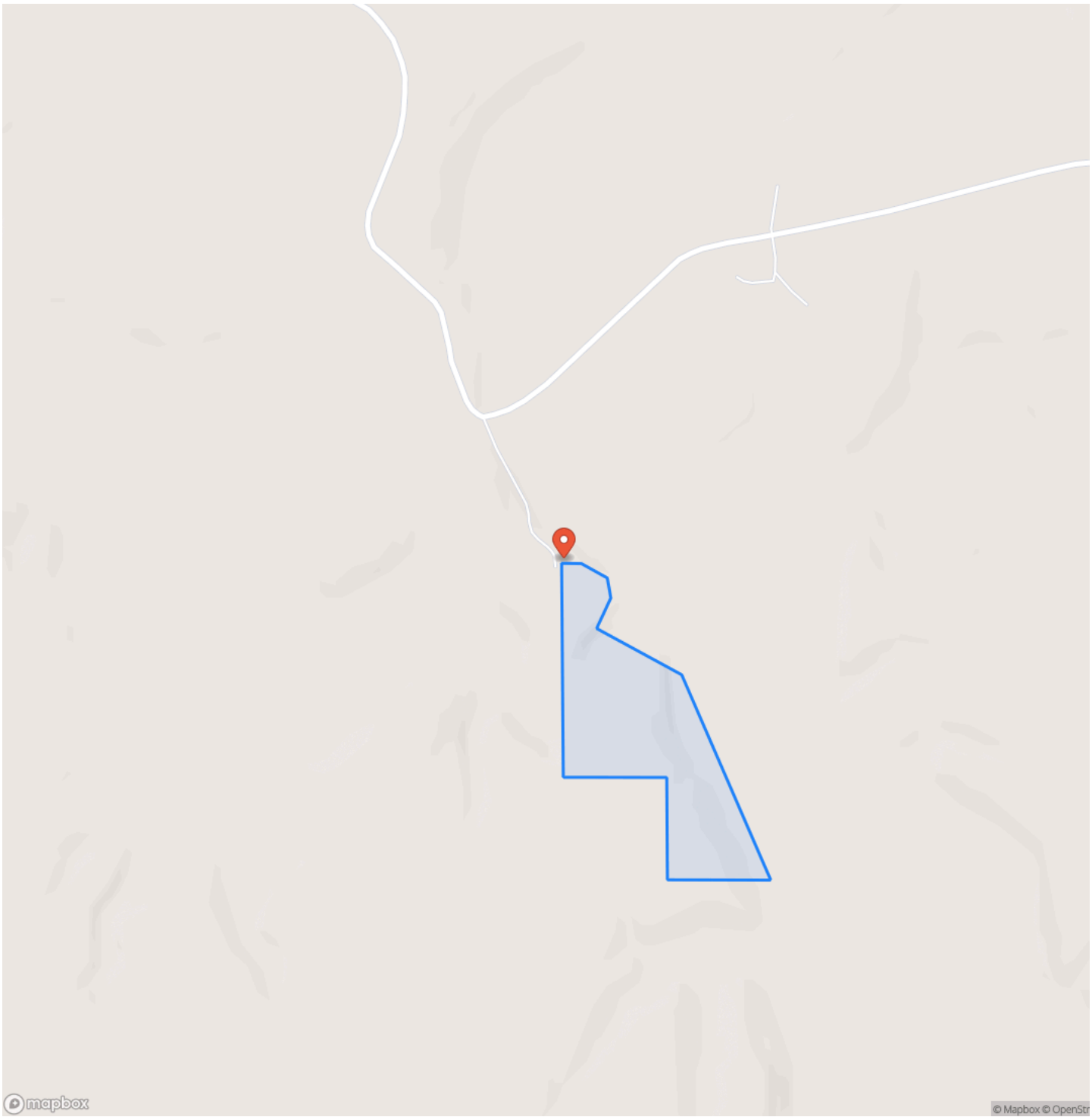
PROPERTY DESCRIPTION

If you are looking for a property with access to an incredible private lake, come check this one out before it's too late! This property on the border of Hughes County and Coal County is unique in many ways. When you enter the property through the main gate right off the county road, you will immediately notice the elevation changes on this farm. As you make your way to the middle of the property, you will see what makes this place stand out from other farms this size. Owning this farm gives you access to a 100+ acre lake with very limited access that will provide all kinds of top-tier recreation like fishing, kayaking, swimming, and much more! The rocky bluff wall that touches up against the shoreline could be cleaned up to create an awesome place to sit and enjoy evenings looking over the lake. Further south on the property, there is a strip of timberland, along with open patches of land that could potentially be great food plot locations for whitetails. The meadow by the dam could make for an exceptional build site for a home, or a one-of-a-kind fishing camp. This recreational haven is located just 35+/- minutes from Coalgate, 50+/- minutes from McAlester, and approximately 2+/- hours from both OKC and Tulsa. All showings are by appointment only. If you would like more information or would like to schedule a private viewing, please contact Jay Cassels at [\(918\) 617-8707](tel:9186178707).

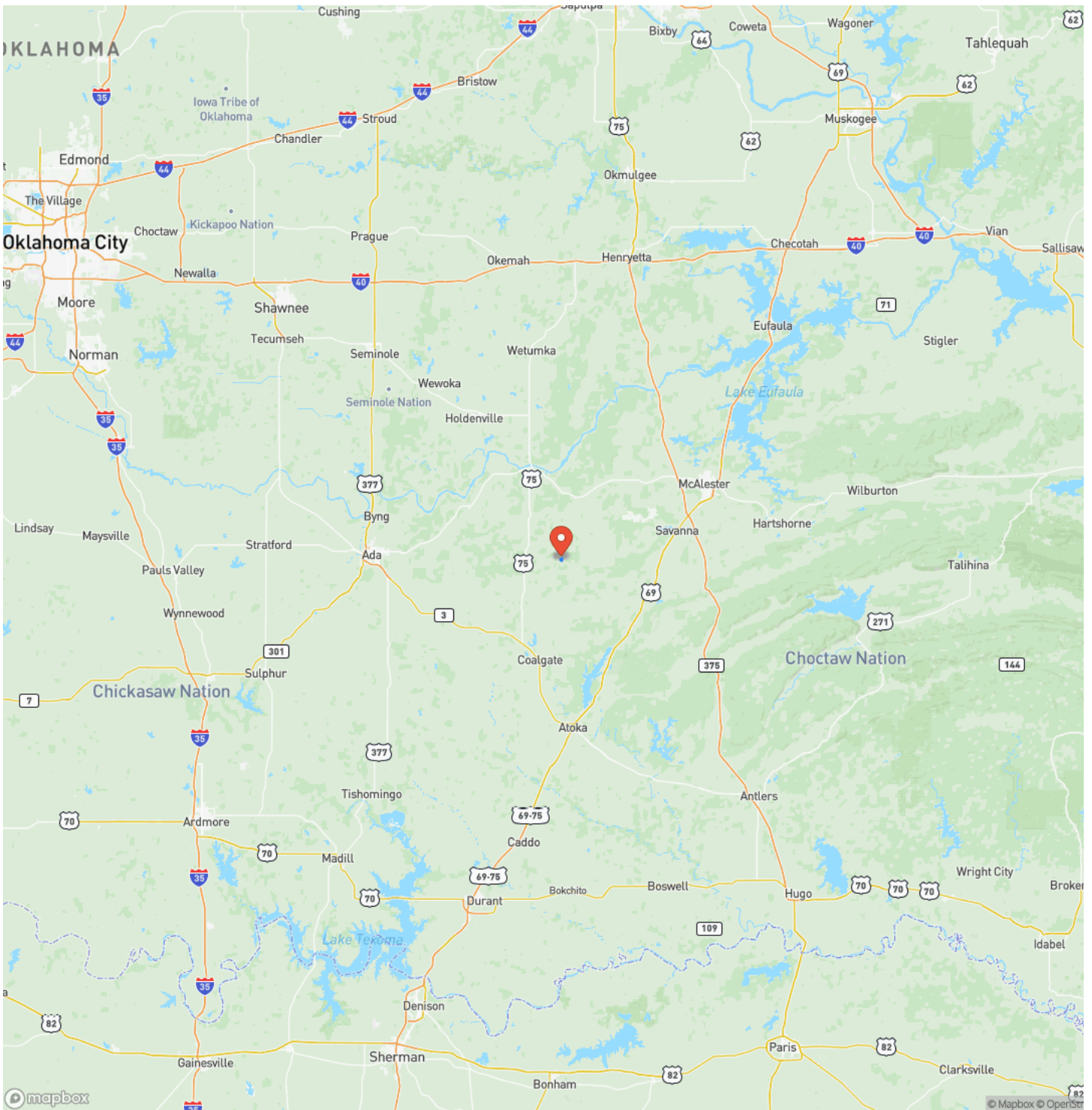
Lake Bluff Rec Farm
Stuart, OK / Hughes County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Jay Cassels

Mobile

(918) 617-8707

Email

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Address

City / State / Zip

Checotah, OK 74426

NOTES

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www.arrowheadlandcompany.com

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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