

Hardwood Timber Hunting
Byars, OK 74831

\$240,000
60± Acres
McClain County



Hardwood Timber Hunting Byars, OK / McClain County

SUMMARY

Address

Chism Ave

City, State Zip

Byars, OK 74831

County

McClain County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

34.8967 / -96.9505

Acreage

60

Price

\$240,000

Property Website

<https://arrowheadlandcompany.com/property/hardwood-timber-hunting-mcclain-oklahoma/37223/>



PROPERTY DESCRIPTION

If you are in the market for a hunting property that offers tremendous potential through food plots, timber hunting, and much more then you will not want to overlook this one. Located along a well maintained gravel road, this 60 acres is filled with young and mature hardwood timber with a mix of cedars along with multiple food plots and feeder locations. There is a big creek that runs through the property that provide you great access to your stand without disturbing any wildlife. On the north end of the property, there is a nice small pond that is great as a water source. Another great feature that this property offers is excellent cover and bedding. Just west of the pond, there is a stand of amazing bedding and while touring the property, many deer were kicked up from this bedding. There is no question the deer love to travel and stay on this property. There is electricity running alongside the east side of the road providing the potential to then make a clearing on the property to put a hunting cabin. If you have been looking for that perfect timber hunting property that allows you to still have small food plot/ feeder locations, water sources, and cover then this one may be just right for you. If you would like more information or would like to schedule a private viewing please contact Will Bellis at [\(918\) 978-9311](tel:9189789311).



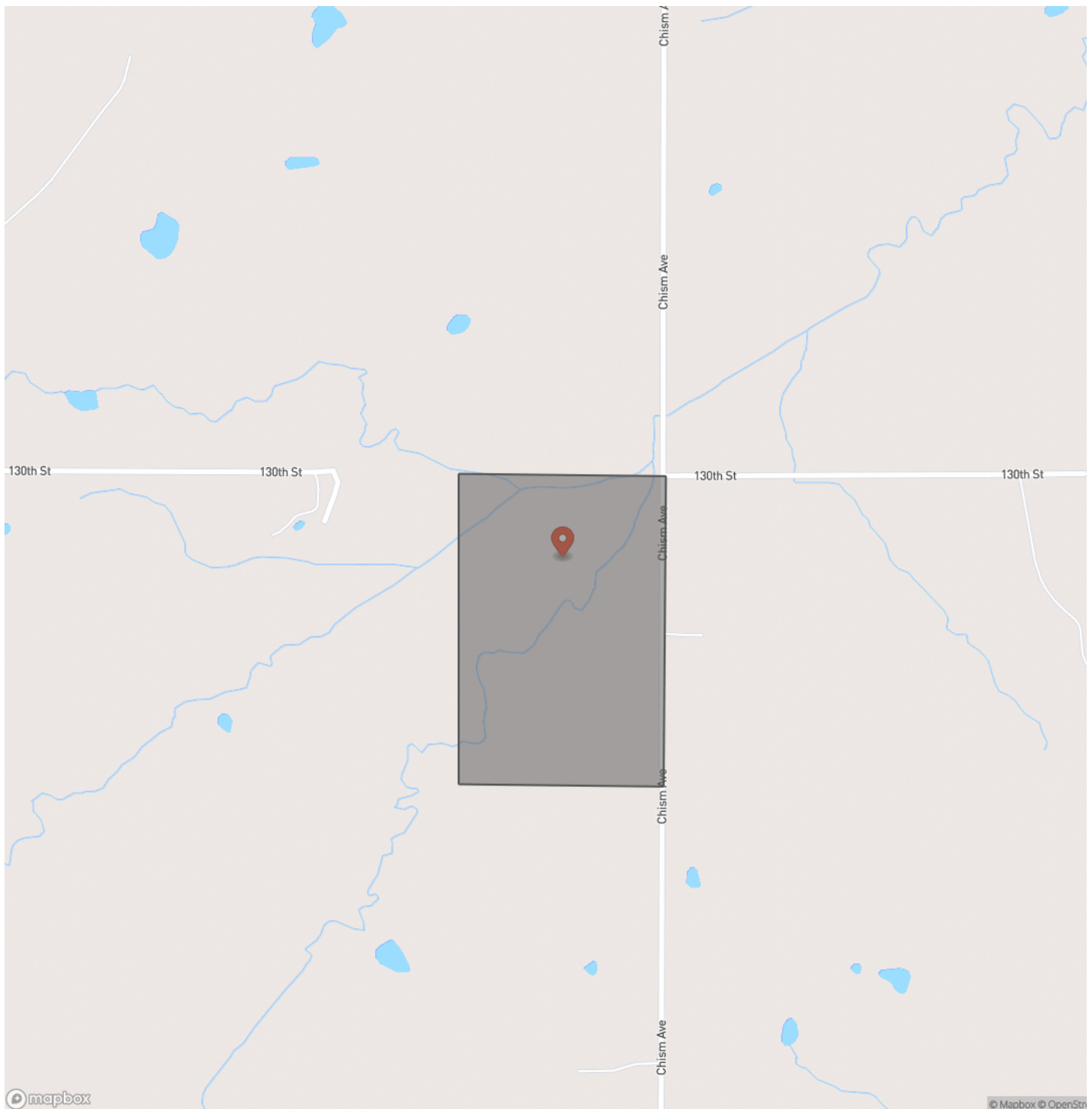
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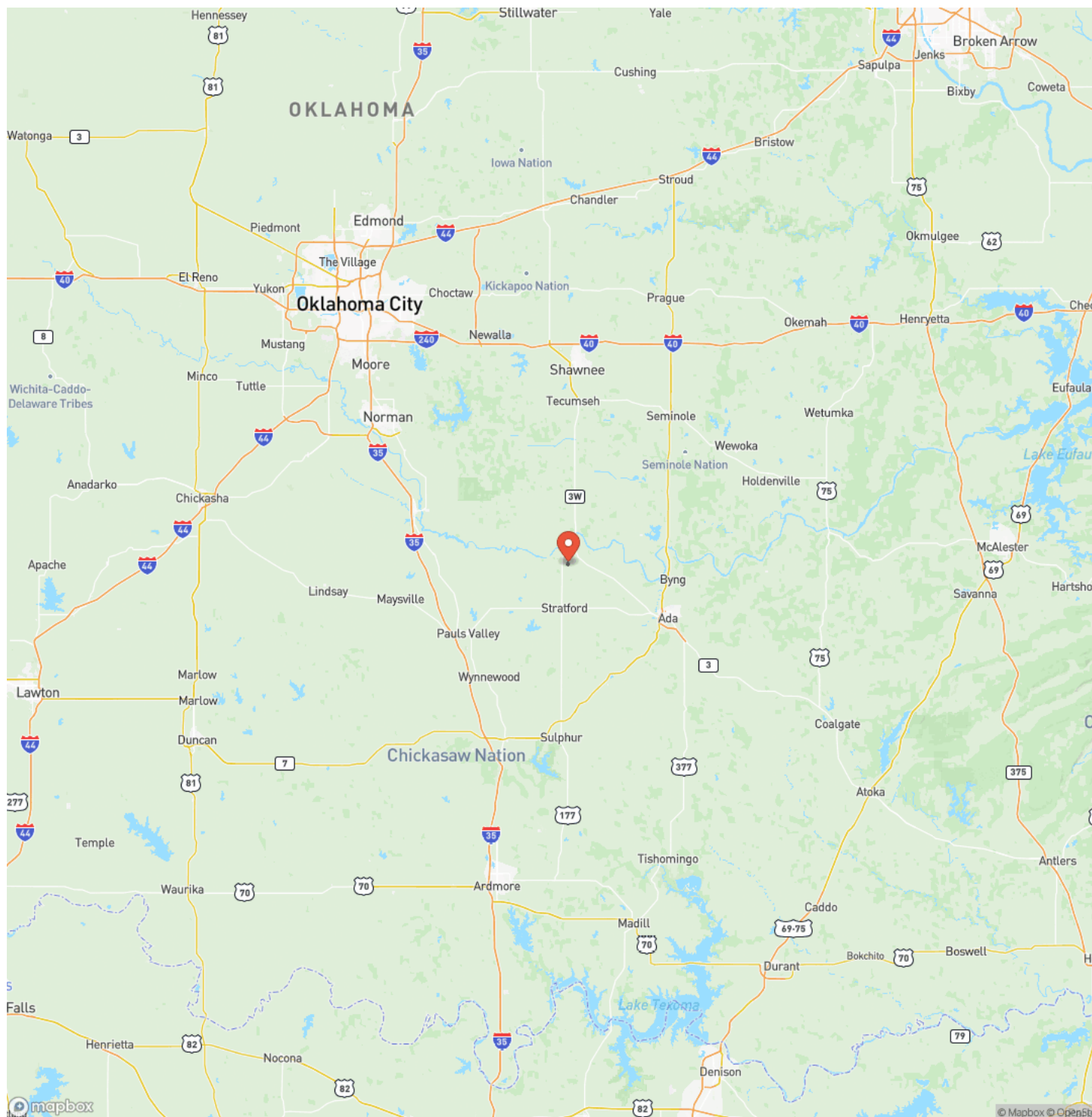
MORE INFO ONLINE:

www.arrowheadlandcompany.com

Locator Map



Locator Map



Satellite Map



Hardwood Timber Hunting Byars, OK / McClain County

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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MORE INFO ONLINE:

www.arrowheadlandcompany.com

This image shows a single sheet of white paper with horizontal blue 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

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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 relation 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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