

Rocky Oak Timber Hunting
Lamar, OK 74850

\$119,000
40± Acres
Hughes County



Rocky Oak Timber Hunting Lamar, OK / Hughes County

SUMMARY

City, State Zip

Lamar, OK 74850

County

Hughes County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

35.0376 / -96.1926

Acreage

40

Price

\$119,000

Property Website

<https://arrowheadlandcompany.com/property/rocky-oak-timber-hunting-hughes-oklahoma/35615/>



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PROPERTY DESCRIPTION

Price reduced! If you are looking for that small timber hunting property that allows you to chase after multiple types of game, this property is full of nothing but wonderful hunting opportunities. While the property is filled with whitetail deer and turkeys, the rocky oak timber tract also has ELK! In early November, an elk was captured on trail camera at one of the feeders. The property is covered in tracks with trails winding up and down the unique topography. There is a great trail system that leads you right to where you will be given the best opportunities to have a successful hunt. On top of the amazing diversity this property brings, it is set up and ready for you to hunt with feeders, a blind, and a treestand already in place to offer you a shot at a mature whitetail or even an elk! Towards the southeast part of the property, there is a wet weather creek that can act as a small water source for wildlife. There is no question you will be given a secluded feeling while hunting the property. From the property, you are just over an hour and half from Oklahoma City and an hour and 45 minutes from Tulsa. You will only be about 20 minutes from Holdenville where you can get any amenities you may need while being in the area. There is no doubt there are amazing opportunities that come with this property. Whether you want to chase turkeys, whitetail deer, or even elk, this property is not one you want to look past. If you have any questions or are interested in a private showing, please call Will Bellis at [\(918\) 978-9311](tel:9189789311).



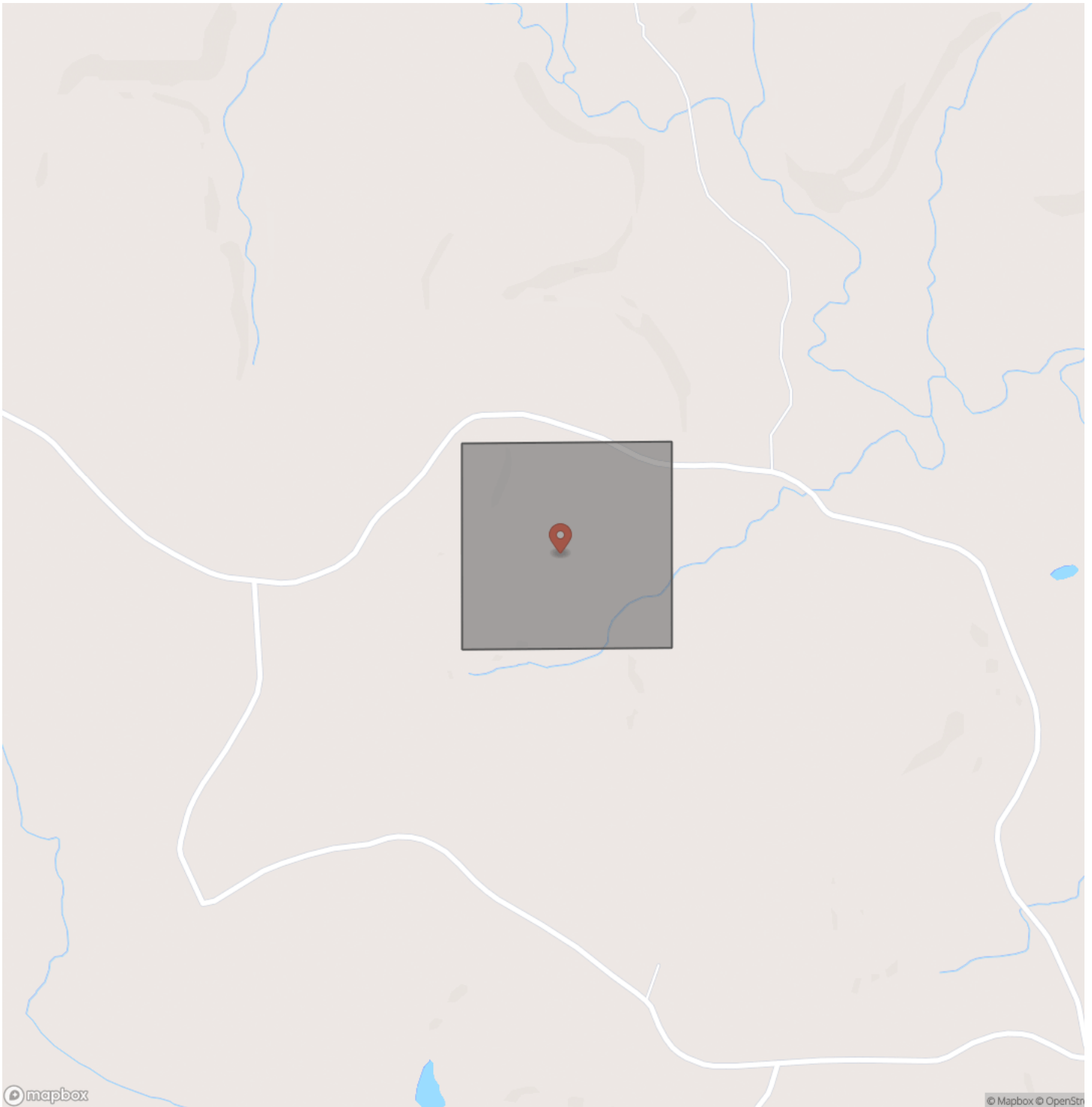
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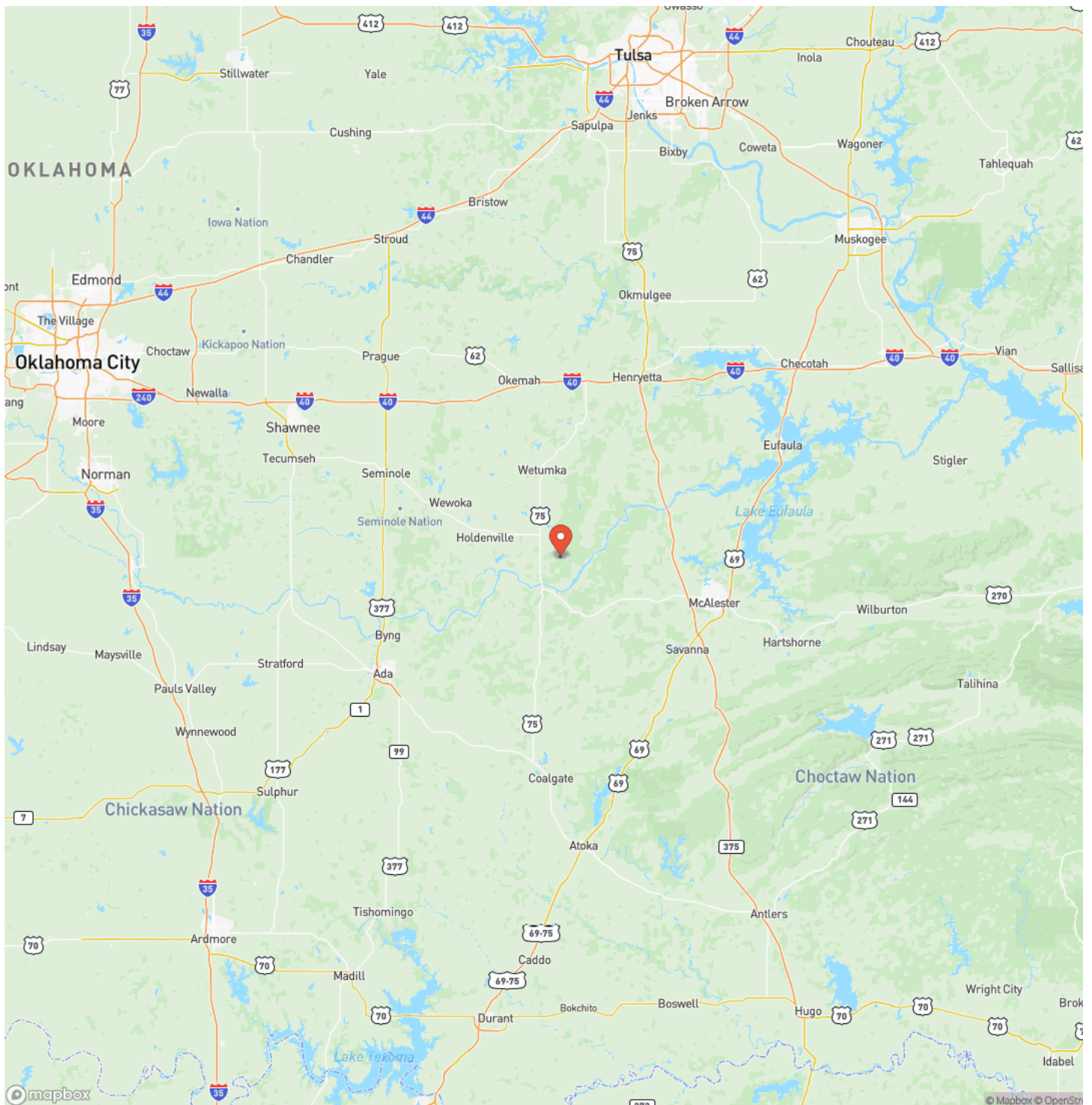
MORE INFO ONLINE:

www.arrowheadlandcompany.com

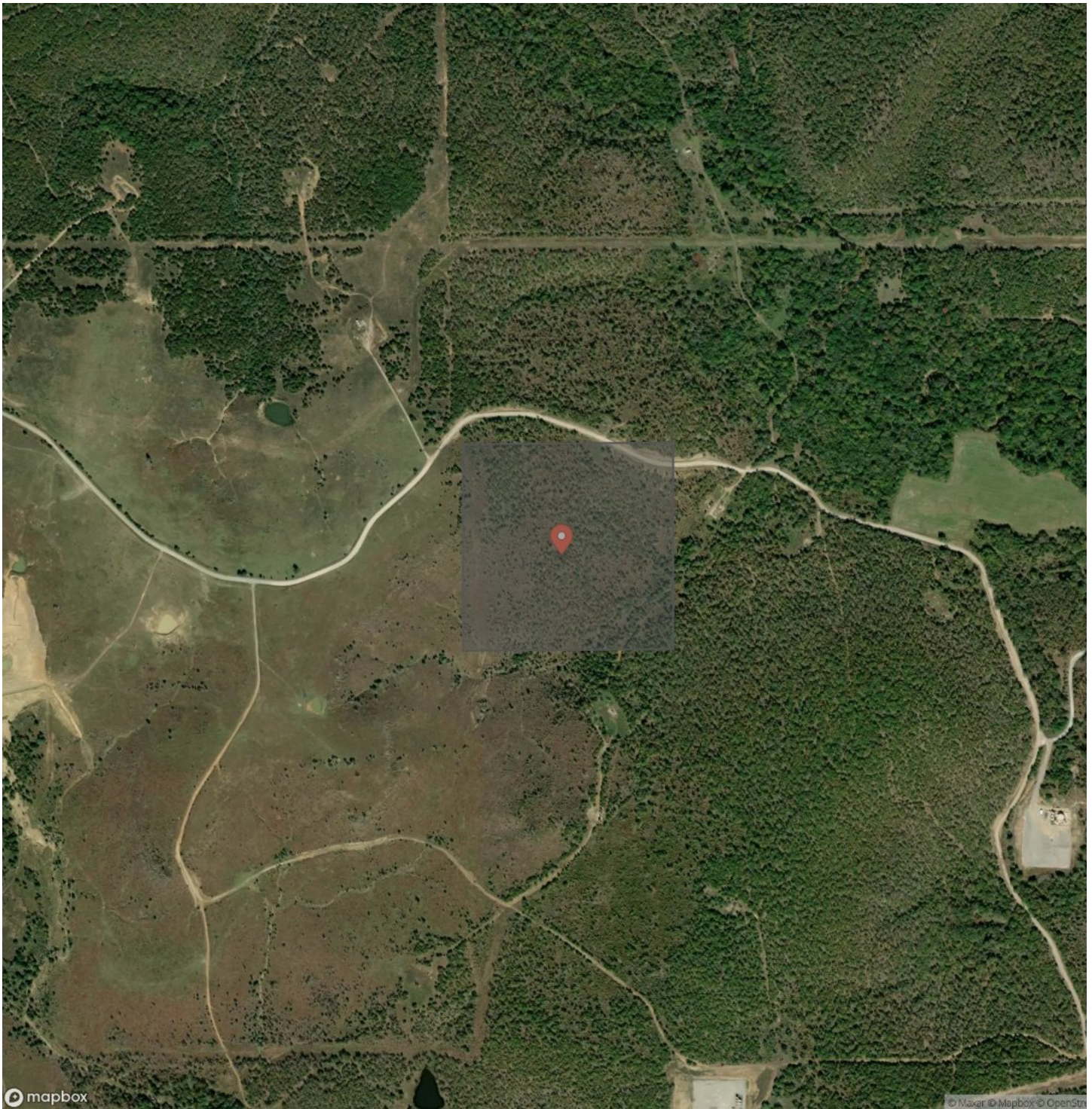
Locator Map



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, 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 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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