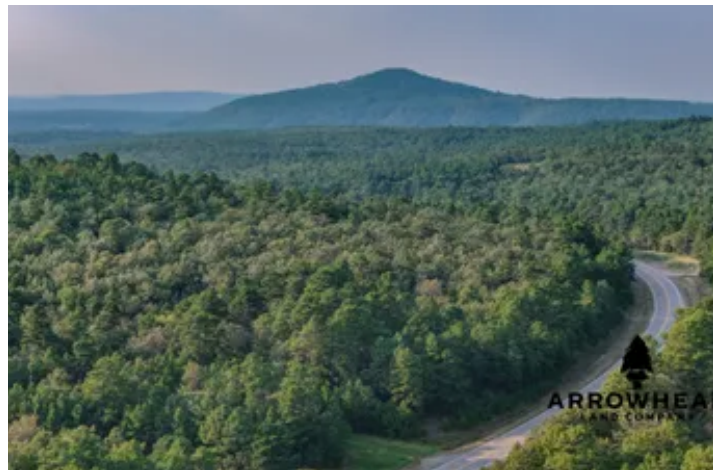


Tract 3 Highline Pines Ranch
Highway 2
Wilburton, OK 74578

\$206,250
76± Acres
Latimer County



Tract 3 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

35.026405 / -95.308235

Acreage

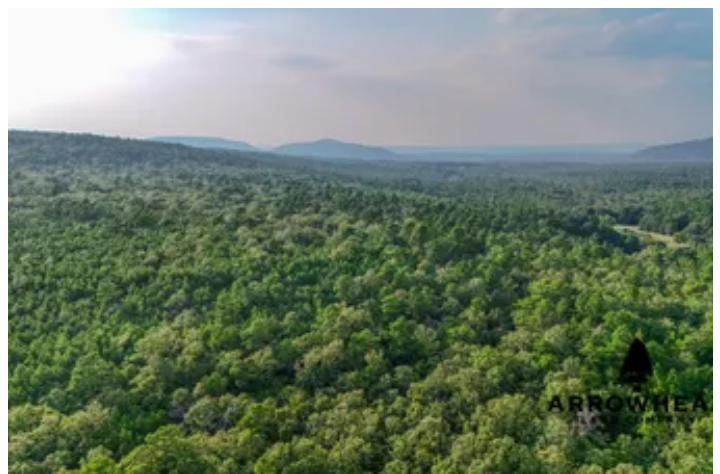
76

Price

\$206,250

Property Website

<https://arrowheadlandcompany.com/property/tract-3-highline-pines-ranch-latimer-oklahoma/62024/>



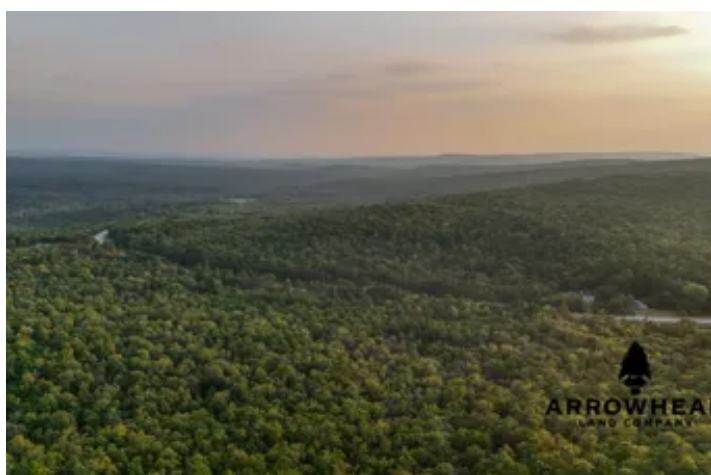
Tract 3 Highline Pines Ranch Wilburton, OK / Latimer County

PROPERTY DESCRIPTION

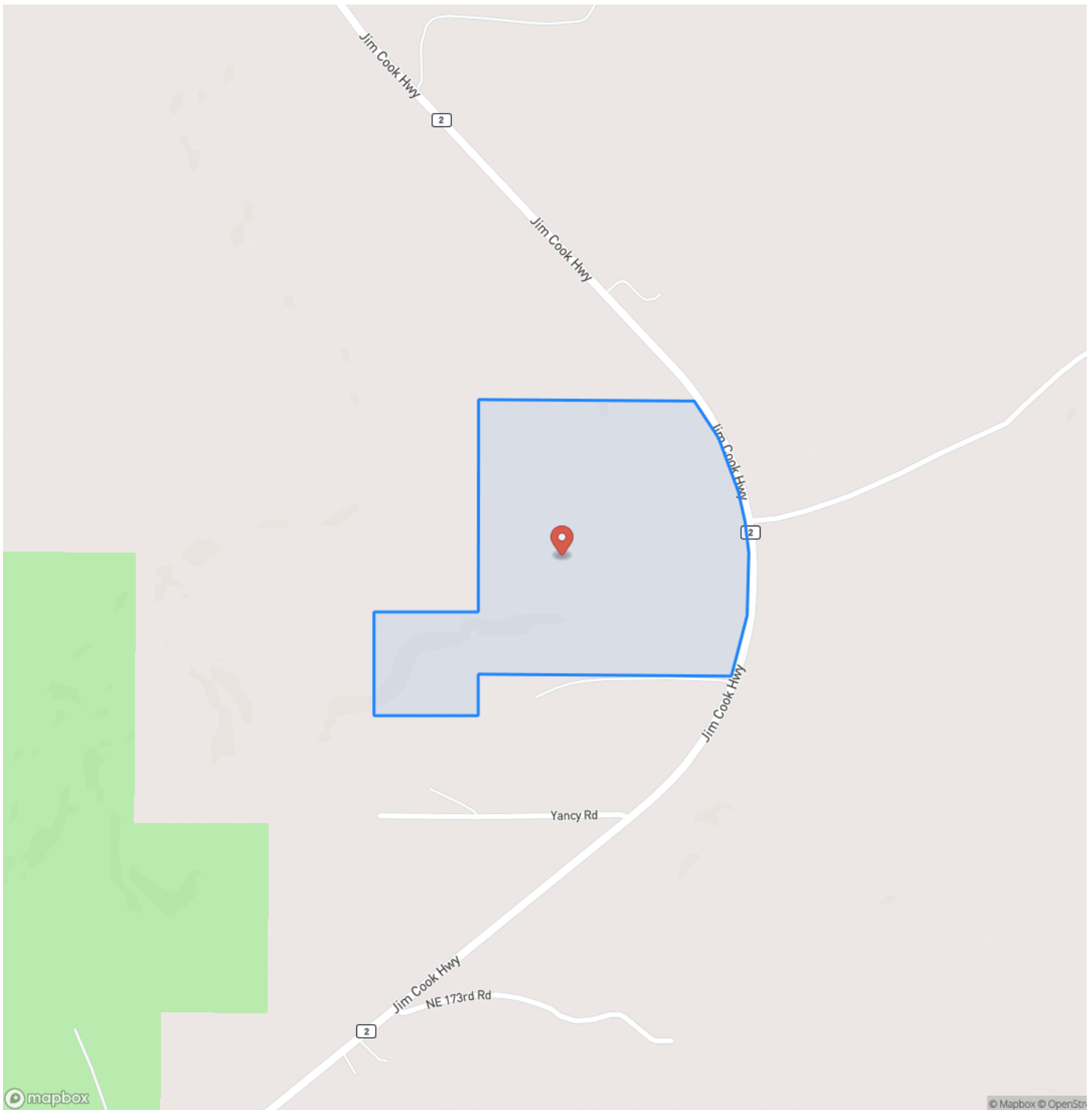
Introducing Tract 3 of the Highline Pines Ranch! This property presents a wonderful opportunity with pristine mature timber nestled just west of OK State Highway 2. This 76 +/- acre tract offers great potential for development, conservation, and hunting. It is a blank canvas waiting to be cultivated into a beautiful piece of Eastern Oklahoma's diverse timberland. With dense woods present, there are many opportunities to create pinch points for hunting whitetail deer. Located just off State Highway 2, access to the property is incredibly convenient. If you're considering investing in an untouched piece of Oklahoma beauty, this is the place. Located approximately 15 minutes from Wilburton, 50 minutes east of Lake Eufaula, and about 2 hours from Tulsa. All showings are by appointment only. For more information or to schedule a private viewing, please contact Jay Cassels at [\(918\) 617-8707](tel:9186178707) or Jacob Lemons at [\(918\) 271-8384](tel:9182718384).



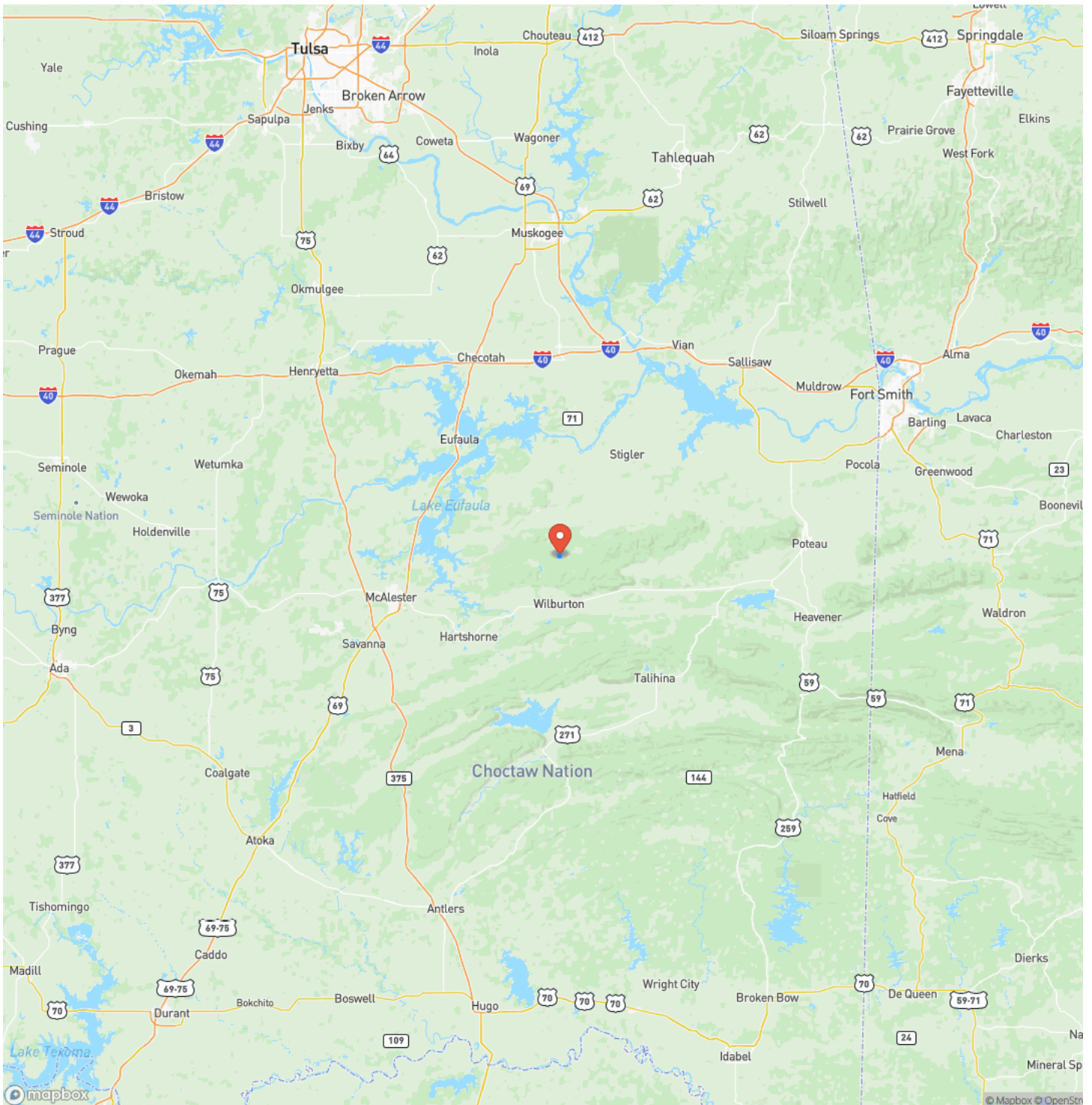
Tract 3 Highline Pines Ranch
Wilburton, OK / Latimer County



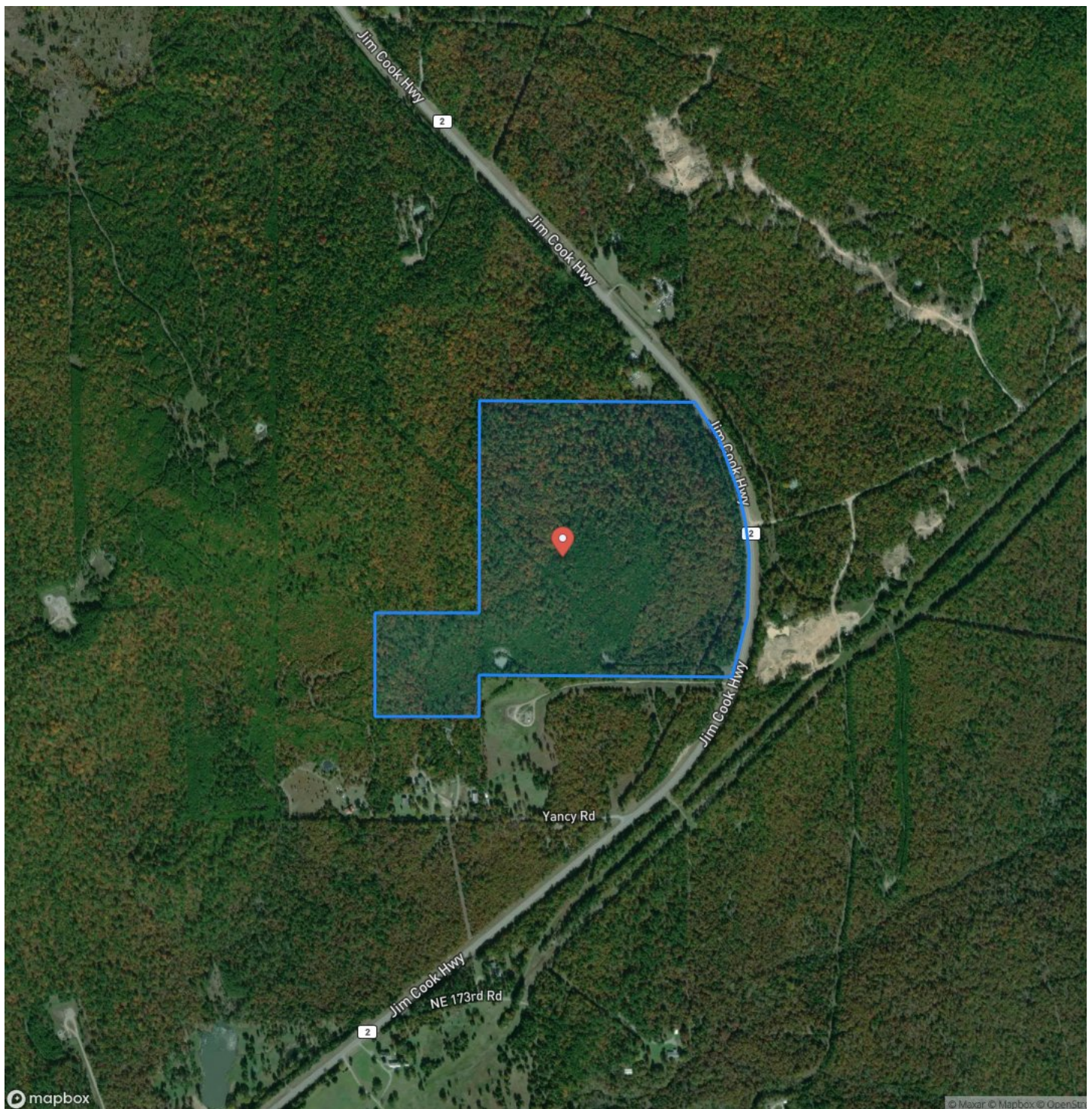
Locator Map



Locator Map



Satellite Map



Tract 3 Highline Pines Ranch Wilburton, OK / Latimer County

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



MORE INFO ONLINE:

www.arrowheadlandcompany.com

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.



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