

**Incredible Views and Amazing Hunting**  
N S 376 Rd  
Calvin, OK 74531

**\$320,000**  
160± Acres  
Hughes County



## Incredible Views and Amazing Hunting Calvin, OK / Hughes County

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### **SUMMARY**

**Address**

N S 376 Rd

**City, State Zip**

Calvin, OK 74531

**County**

Hughes County

**Type**

Hunting Land, Recreational Land, Undeveloped Land, Timberland

**Latitude / Longitude**

34.799914 / -96.331963

**Acreage**

160

**Price**

\$320,000

**Property Website**

<https://arrowheadlandcompany.com/property/incredible-views-and-amazing-hunting-hughes-oklahoma/32113/>





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### **PROPERTY DESCRIPTION**

If you are in the market for a great hunting property, this Hughes County farm brings wonderful opportunities towards going after whitetails. There are a variety of topography changes throughout the entire property. From the south end of the tract to the north, you are able to follow a clear trail that is at an incline that brings you to the top where it is mainly flat with slight changes in the topography. There are hardwoods surrounding the trail that give great cover and safe traveling for wildlife. At the end of the trail, there is a great vantage point that allows you to see for miles. It can also act as a spot to place a towerblind that allows you to cover lots of ground to hunt. On the north end of the property, there is an open trail that acts as a travel corridor to an open grass area. In this area, it has the potential to be turned into an amazing food plot. There are great big cedar trees and oak trees that are peppered together throughout timber. With lots of the large cedars on the outside of the potential plot, you are given many spots that provide great cover for a treestand that overlooks the open area. With lots of topography changes, it allows wildlife to feel safe as they travel throughout the timber having the cover from the change of landscape. There is a small wet weather creek that cuts through the southeast corner of the property. While touring the property, there were lots of deer signs and we even saw deer running through the timber. There were lots of signs of turkeys being on the property as well. The area that the property is in is known for its amazing deer hunting and potential to grow large mature bucks. Located just 12 miles +/- from Allen and 27 miles +/- from Ada, you are very secluded from any kind of residential area allowing you to enjoy the great outdoors all while still being close enough to gather any supplies or amenities you may need. The property is about 2 hours +/- from both Oklahoma City and Tulsa. This is a great opportunity to own your very own property in an exceptional deer hunting area. If you are interested in a private showing or have any questions, please contact Will Bellis at [\(918\) 978-9311](tel:9189789311).

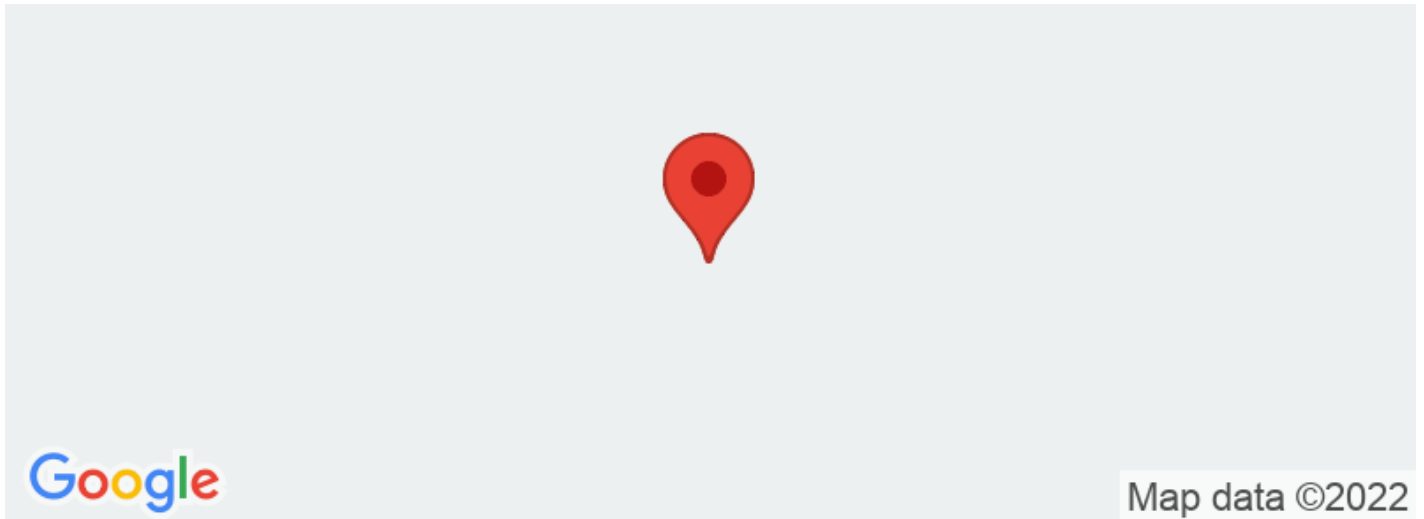


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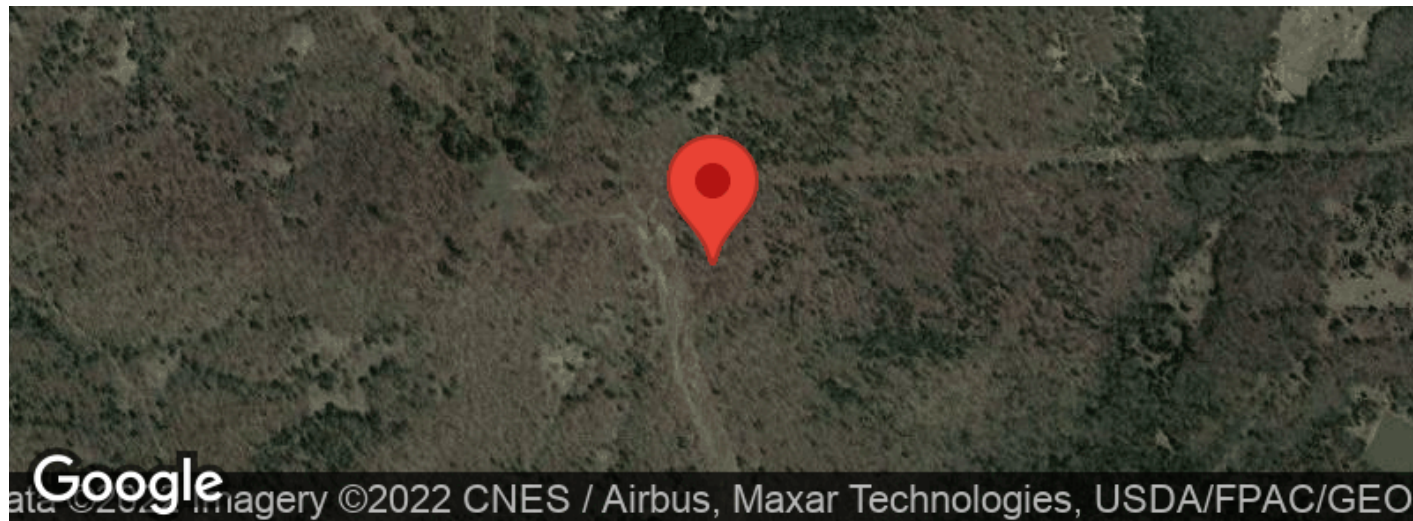


## Locator Maps





## Aerial Maps



## Incredible Views and Amazing Hunting Calvin, OK / Hughes County

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### LISTING REPRESENTATIVE

For more information contact:



#### Representative

Will Bellis

#### Mobile

(918) 978-9311

#### Office

(580) 319-2202

#### Email

[will.bellis@arrowheadlandcompany.com](mailto:will.bellis@arrowheadlandcompany.com)

#### Address

#### City / State / Zip

Kellyville, OK 74039

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### NOTES

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## NOTES

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## **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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