

**Dollar Holler Hunting Farm**  
873 Road  
Bunch, OK 74960

**\$569,000**  
180± Acres  
Adair County





**Dollar Holler Hunting Farm**  
**Bunch, OK / Adair County**

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**SUMMARY**

**Address**

873 Road

**City, State Zip**

Bunch, OK 74960

**County**

Adair County

**Type**

Hunting Land, Recreational Land, Undeveloped Land, Timberland

**Latitude / Longitude**

35.750707 / -94.742345

**Acreage**

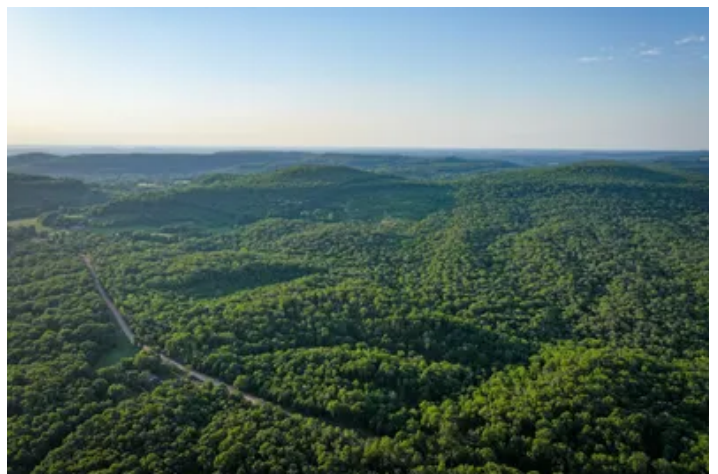
180

**Price**

\$569,000

**Property Website**

<https://arrowheadlandcompany.com/property/dollar-holler-hunting-farm-adair-oklahoma/75273/>



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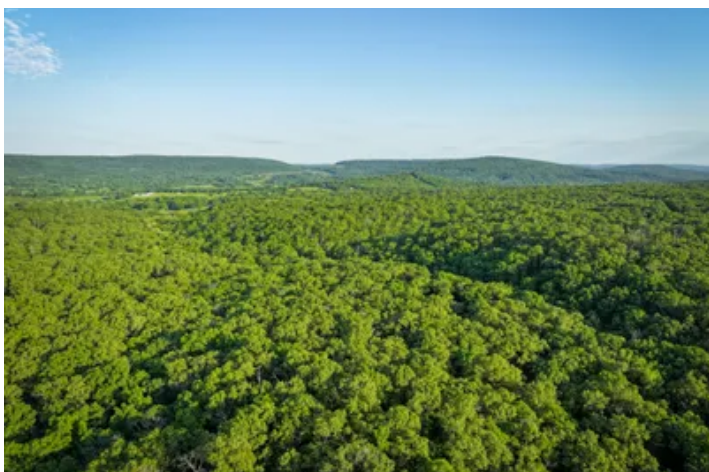
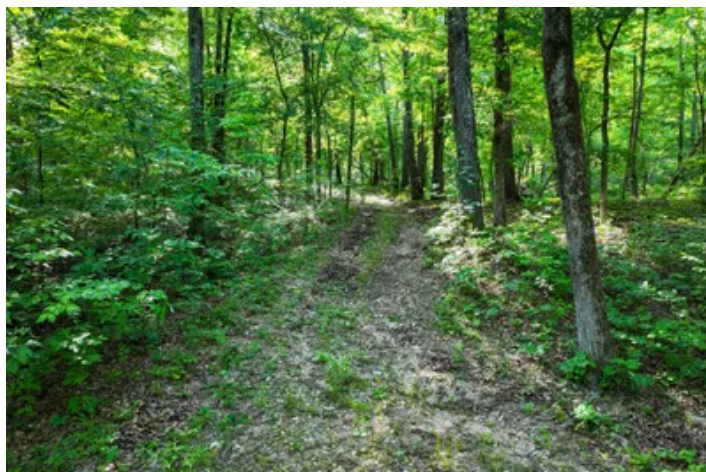
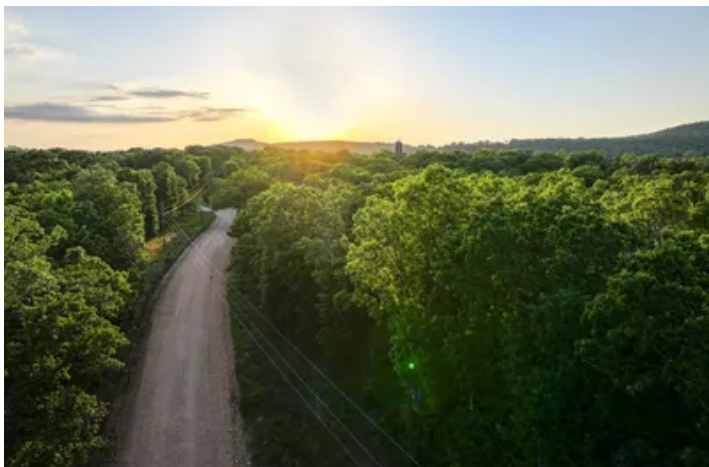
### **PROPERTY DESCRIPTION**

Price Reduced! Welcome to the Dollar Holler Hunting Farm! This stunning +/- 180-acre tract of hardwood timber is located approximately 8 +/- miles southwest of Stilwell, near the US-59 corridor in Adair County, Oklahoma. Situated in the beautiful Cookson Hills area, part of the western Ozark Mountains, this property features a main locking gate at the southwest corner along E 873 Rd. The property includes two well-maintained, off-grid hunting cabins built circa 1982. The larger cabin, known as the "Big Bucks Lounge," measures 18x30 ft and features a metal roof (2015), comfortably accommodating up to six guests. The bedroom offers excellent storage for hunting gear and supplies, as well as four sleeping bunks. The main living area includes a queen sleeper sofa. This cabin is equipped with modern conveniences powered by a generator and propane, including: An electric pump supplying spring-fed water at a rate of 3 to 4 gallons per minute for the sink, toilet, and heated shower. A 55-gallon septic system (2011) used minimally during hunting season. A gas range stovetop and refrigerator in the kitchen. There is a wood stove in the main living room that heats the entire cabin exceptionally well. A TV and cell booster for making calls in or around the cabin. The 12x20 guest cabin is also wired for lights and gas heat, providing additional sleeping space for up to six people. It includes four bunks and a queen sleeper sofa. Most of the furnishings in both cabins are included in the sale. Together, the cabins offer a cozy retreat after a long day in the woods, perfect for extended family, friends, or large hunting parties. Additional structures on the property include a 12x6 garage for parking four-wheelers and equipment, with a storage room in the back for lawn equipment, tools, and additional supplies. The property boasts well-established UTV trails, allowing easy access to various hunting locations while minimizing disturbances to wildlife. These trails connect to 13 permanent deer stands strategically placed for optimal hunting. Seven of these stands are all-weather tower blinds; however, the largest stand is not included in the sale but is available through a separate transaction. The terrain is open and expansive, offering excellent visibility through mature timber. The main ridgelines are populated with large white oak, red oak, and tall stands of mature pine. Acorns blanket the forest floor, supporting a healthy population of foraging white-tailed deer. In addition to deer, the property is home to wild turkeys and hogs, with occasional black bear sightings during the spring and summer months. The valleys feature spring-fed creeks that flow into the main holler and connect with a larger creek system. This basin teems with wildlife, creating excellent hunting opportunities where game funnels together. With abundant wildlife and significant recreational value, this property represents an excellent investment opportunity. The access to timber harvesters and nearby utilities along E 873 Rd, including power and water, make it potentially suitable for future development. Dollar Holler Hunting Farm is conveniently located: +/- 90 miles from Tulsa International Airport +/- 54 miles from Fort Smith, Arkansas +/- 50 miles from Muskogee, Oklahoma Don't miss this golden opportunity to own your very own slice of Oklahoma! All showings are by appointment only. For more information or to schedule a private viewing, please contact Steve Horner at [\(918\) 859-0699](tel:9188590699).

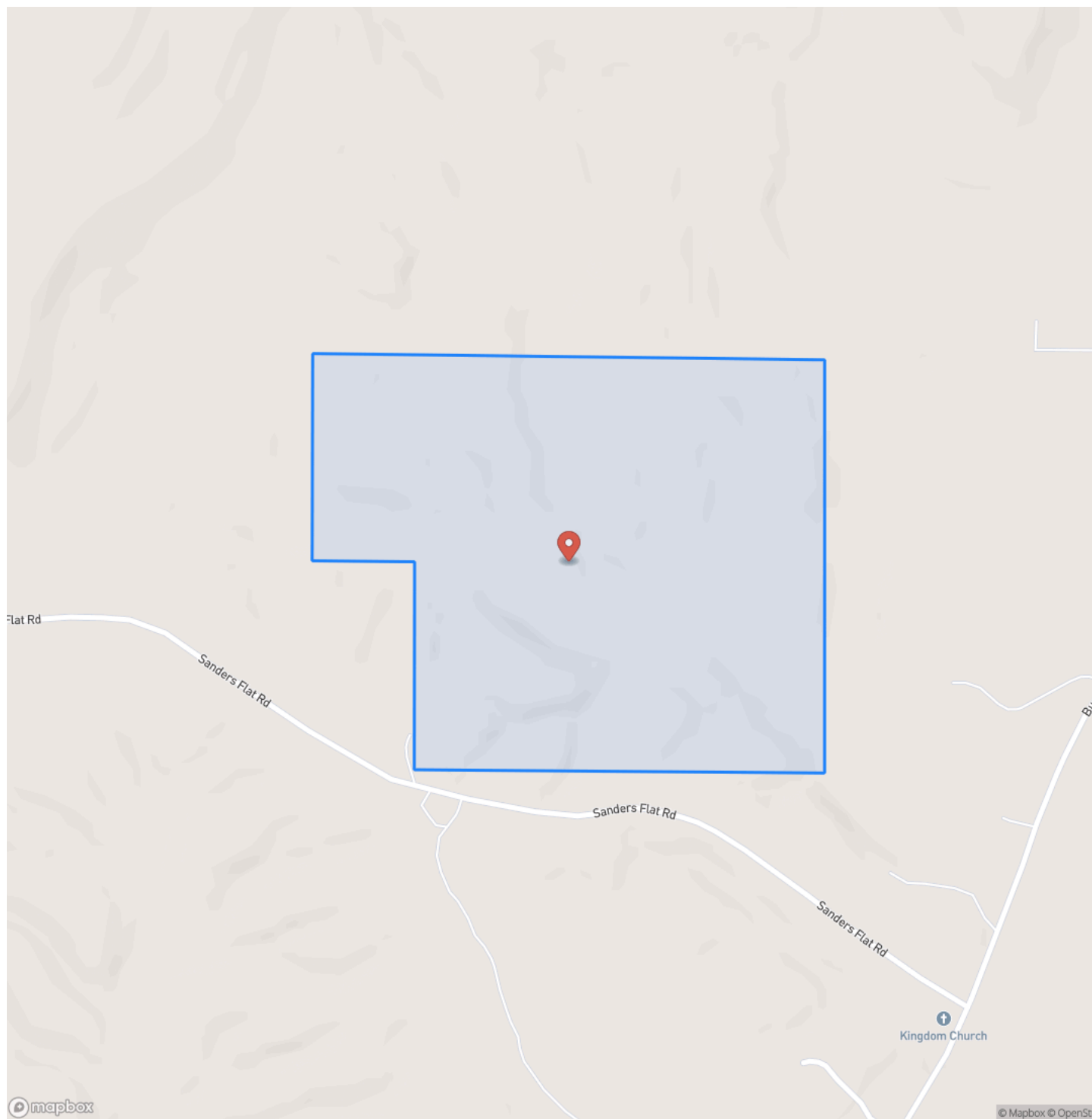


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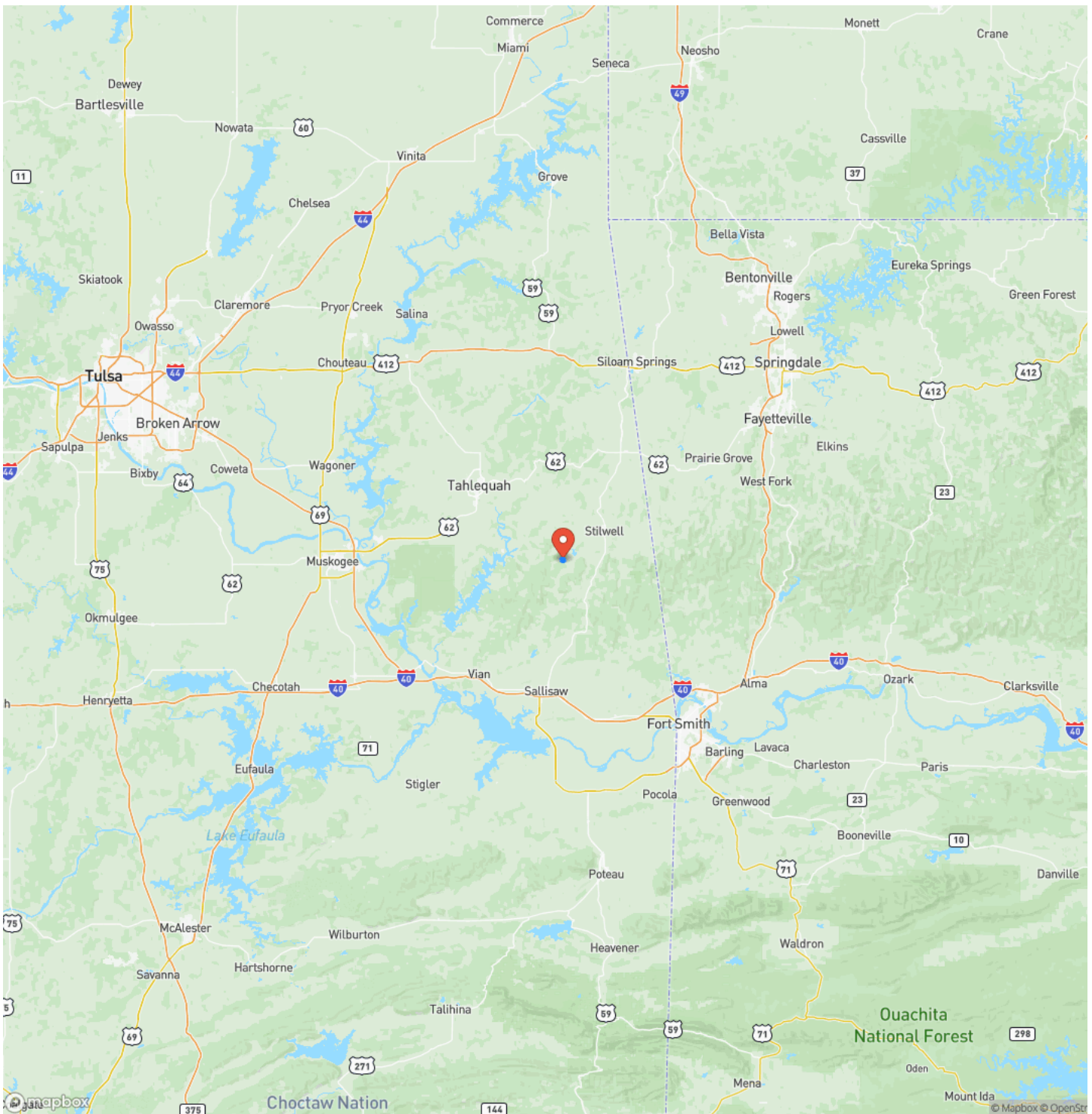


## Locator Map





## Locator Map





## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Steve Horner

## Mobile

(918) 859-0699

## Email

steve.horner@arrowheadlandcompany.com

**Address**

City / State / Zip

## NOTES

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.



## This image shows a full page of white paper with horizontal ruling lines. The lines are evenly spaced and extend 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 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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