

**Northern Lake Bluff Rec Farm**  
Tract 3 1540 Rd  
Stuart, OK 74570

**\$130,000**  
16.270± Acres  
Hughes County





**Northern Lake Bluff Rec Farm**  
**Stuart, OK / Hughes County**

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**SUMMARY**

**Address**

Tract 3 1540 Rd

**City, State Zip**

Stuart, OK 74570

**County**

Hughes County

**Type**

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land, Lakefront, Timberland

**Latitude / Longitude**

34.7686 / -96.1634

**Acreage**

16.270

**Price**

\$130,000

**Property Website**

<https://arrowheadlandcompany.com/property/northern-lake-bluff-rec-farm-hughes-oklahoma/59711/>



## Northern Lake Bluff Rec Farm

### Stuart, OK / Hughes County

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#### **PROPERTY DESCRIPTION**

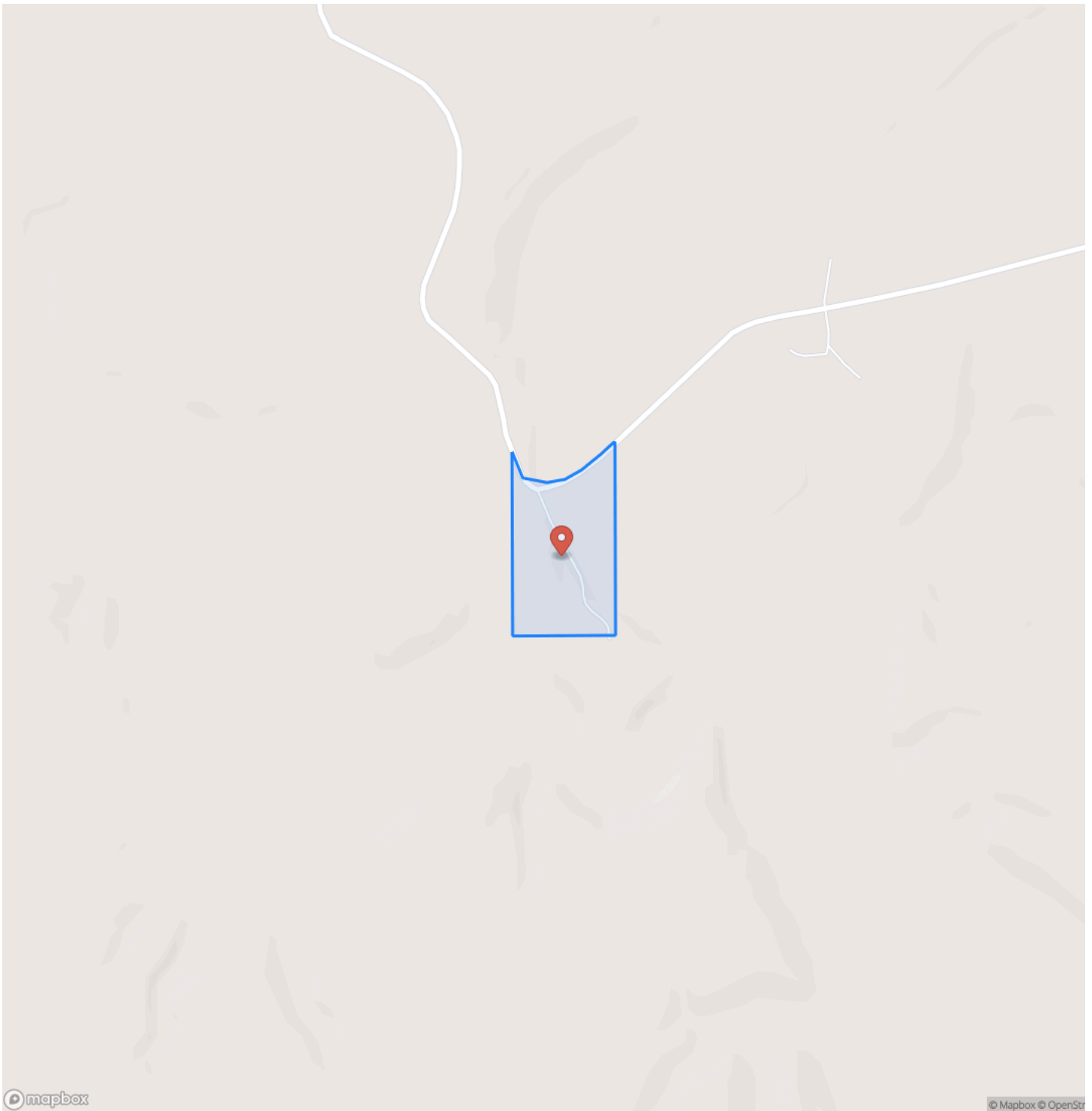
Welcome to the Northern Lake Bluff Rec Farm! When you pull in the gate of this farm right off the county road, you will see both flat land and awesome elevation changes on this diverse small property. When looking at the map, you will notice the lake that touches the property line on the southwest corner. This is a 100+ acre lake that the buyers of this property will have access to! This lake's access is very limited and will make this farm feel way bigger than it actually is. There is a great location for a potential boat ramp, and the road that runs through the property makes getting to your fishing spot easier than ever. Owning this farm, you are able to enjoy all different kinds of recreation outdoors without having to own a bigger piece of land. This one-of-a-kind property is located just 35+/- minutes from Coalgate, 50+/- minutes from McAlester, and approximately 2+/- hours from both OKC and Tulsa. All showings are by appointment only. If you would like more information or would like to schedule a private viewing, please contact Jay Cassels at [\(918\) 617-8707](tel:9186178707).



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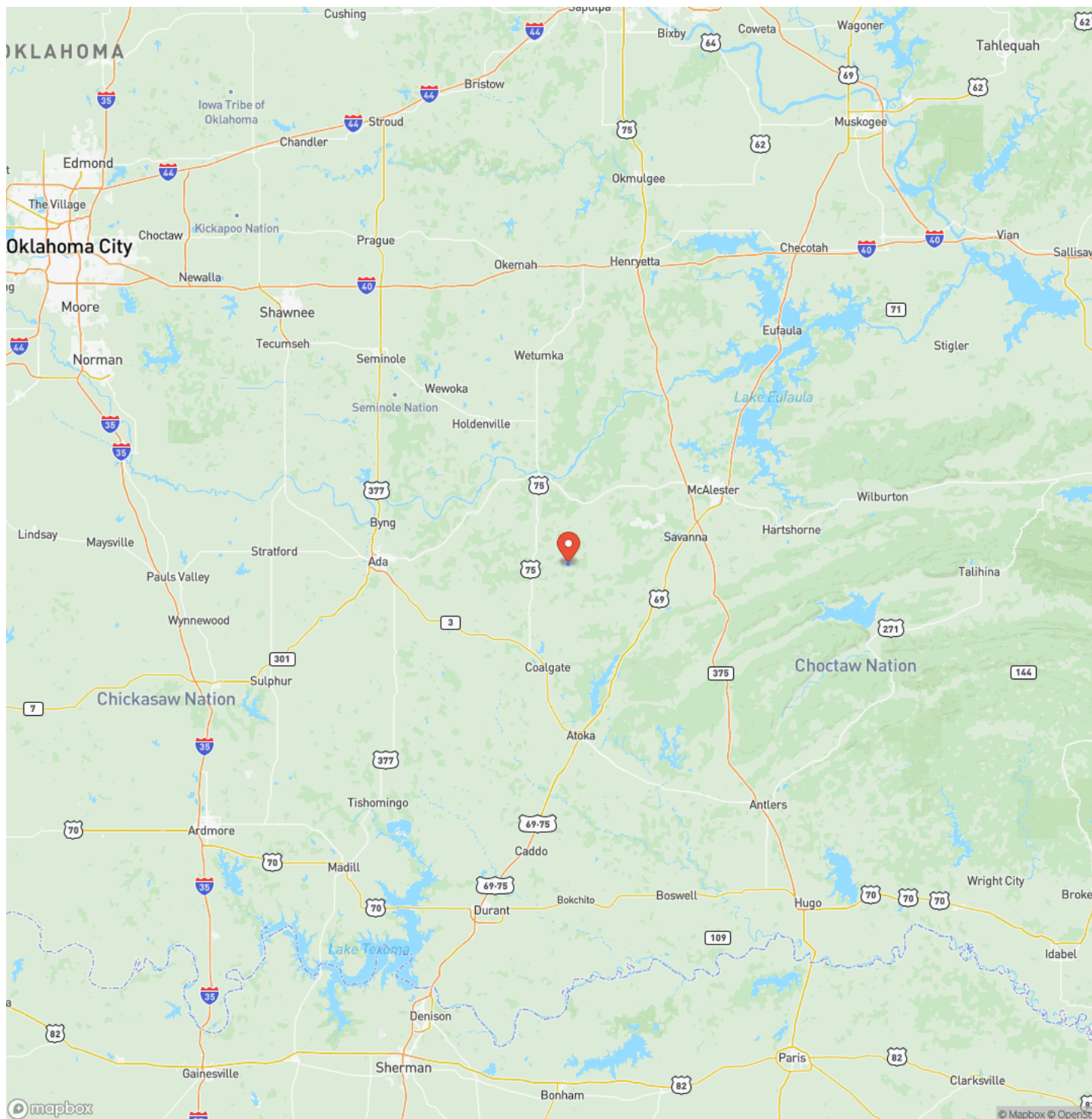


## Locator Map





## Locator Map





## Satellite Map



## 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

[illegible]



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**[www.arrowheadlandcompany.com](http://www.arrowheadlandcompany.com)**

## **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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