

**Creek Bottom Hunting**  
**E West 125 Rd**  
**Dustin, OK 74839**

**\$124,000**  
**40± Acres**  
**Hughes County**





## Creek Bottom Hunting Dustin, OK / Hughes County

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### **SUMMARY**

**Address**

E West 125 Rd

**City, State Zip**

Dustin, OK 74839

**County**

Hughes County

**Type**

Hunting Land, Recreational Land, Undeveloped Land, Timberland

**Latitude / Longitude**

35.204716 / -95.983829

**Acreage**

40

**Price**

\$124,000

**Property Website**

<https://arrowheadlandcompany.com/property/creek-bottom-hunting-hughes-oklahoma/28249/>



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### **PROPERTY DESCRIPTION**

If you are in the market for a secluded recreational tract, this beautiful Hughes County farm is a great choice for you. Located just a few miles south of Dustin, Oklahoma along a well maintained county road puts this tract in a perfect location for your deer camp. A gated entrance takes you into the property where you will see large hardwood timber lining the banks of a nice creek. Across the creek to the north is a secluded food plot that will add to your hunting success this fall. A large hidden meadow to the west provides a great transition zone from the bedding area to catch those big bucks on their feet. This clearing and the towering timber that surrounds it also gives spring gobblers everything they need to thrive. If you are looking for a superb recreational tract that won't break the bank, don't miss out on this opportunity. If you would like to schedule a private showing please contact Will Bellis at [\(918\) 978-9311](tel:9189789311).



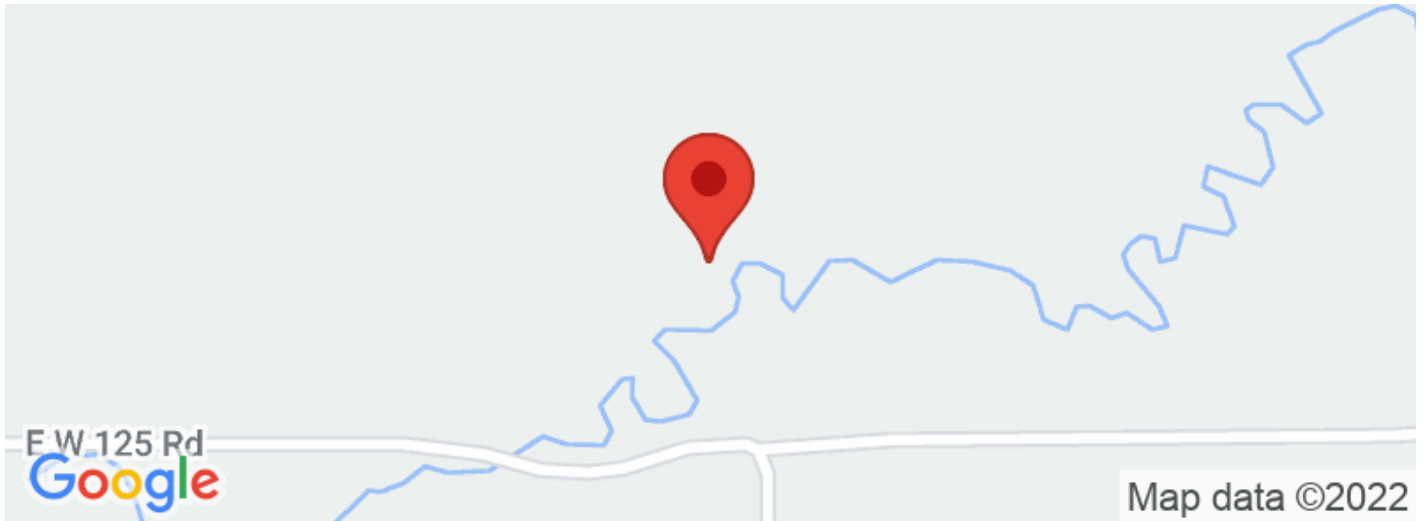


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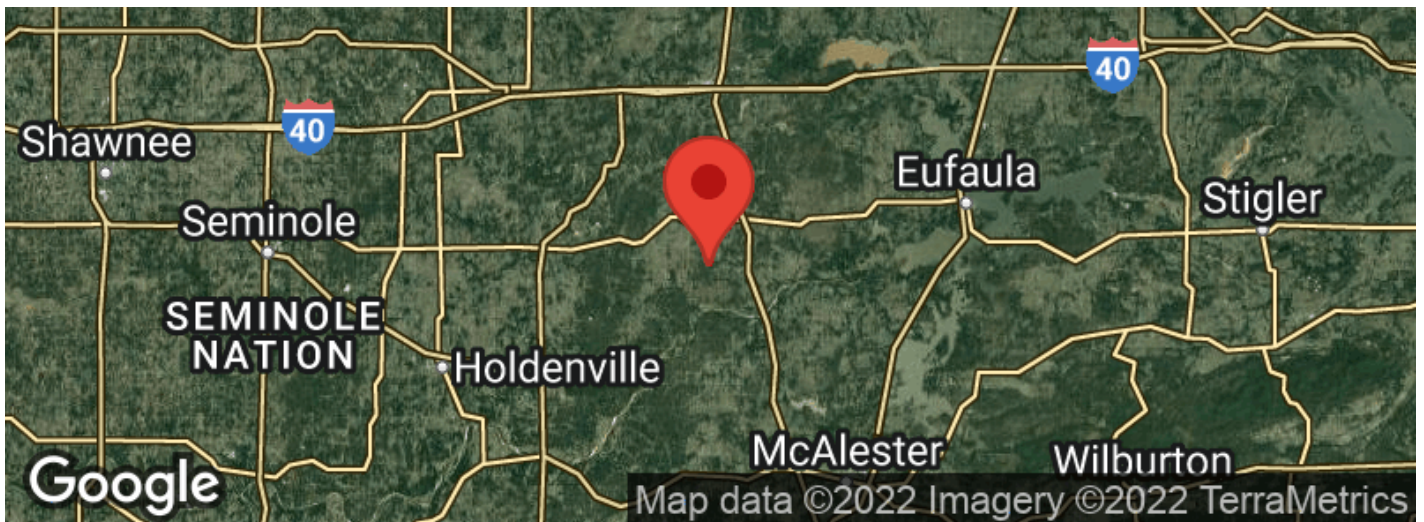


## Locator Maps





## Aerial Maps



**Creek Bottom Hunting  
Dustin, 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

**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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