

**Waurika Lake Base Camp**  
186233 N 2740 Rd  
Hastings, OK 73548

**\$220,000**  
5.850± Acres  
Stephens County



**Waurika Lake Base Camp**  
**Hastings, OK / Stephens County**

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**SUMMARY**

**Address**

186233 N 2740 Rd

**City, State Zip**

Hastings, OK 73548

**County**

Stephens County

**Type**

Hunting Land, Recreational Land, Residential Property, Single Family

**Latitude / Longitude**

34.31554 / -98.106493

**Dwelling Square Feet**

1368

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

5.850

**Price**

\$220,000

**Property Website**

<https://arrowheadlandcompany.com/property/waurika-lake-base-camp-stephens-oklahoma/75271/>



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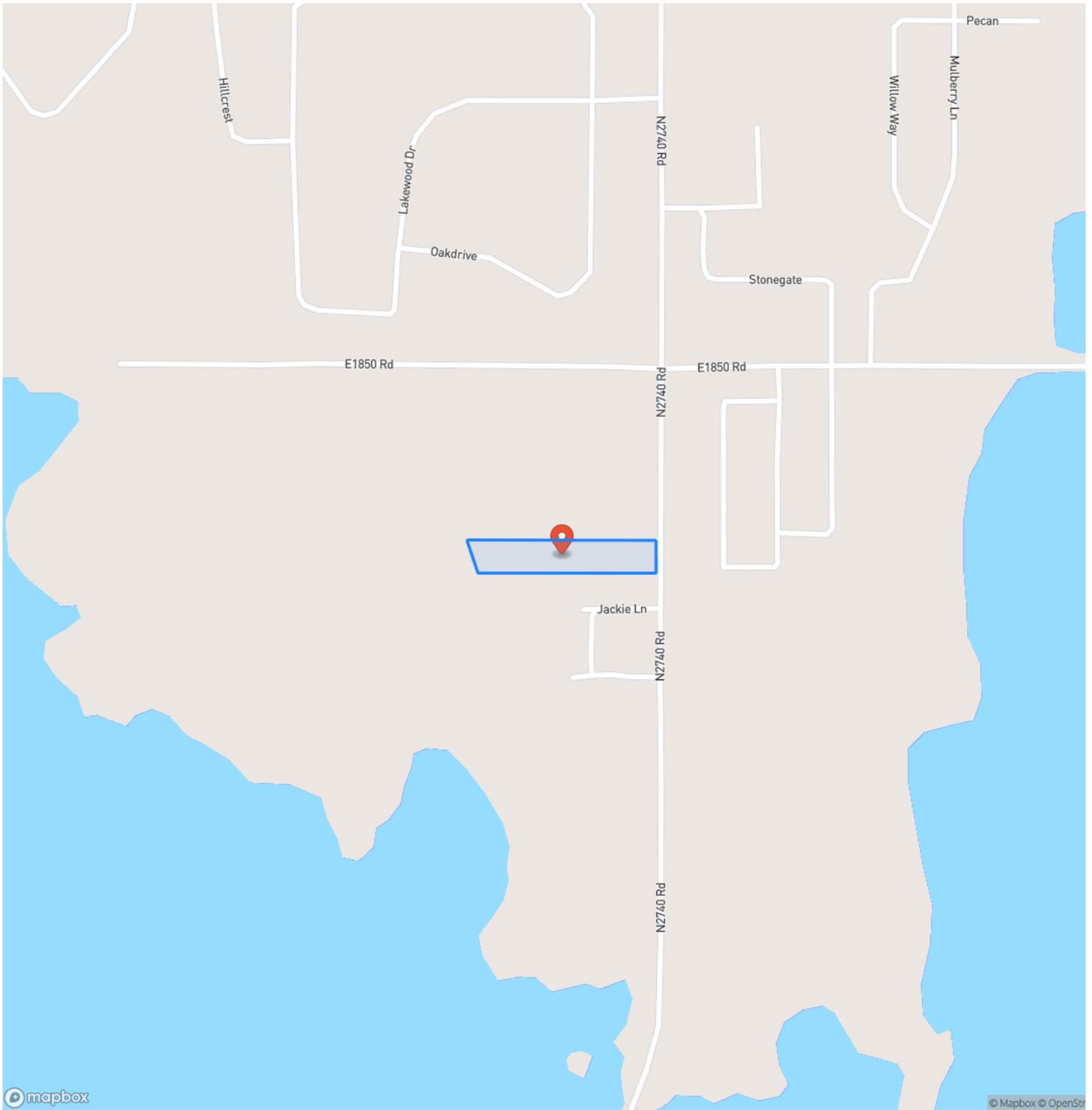
### **PROPERTY DESCRIPTION**

PRICE REDUCED! This 5.85 +/- acre Waurika Lake property has about as much to offer in a small acreage property as you can dream of. This property is located just south of the community of Corum, OK and is just a minute or two walk or drive to the Waurika Lake shoreline and land bridge that crosses the lake. This property features a 1,368 +/- square foot home with 3 bedrooms and 2 bathrooms. The home has just been partially remodelled and has new flooring and new countertops in the kitchen, a screened-in sunroom, a large porch as well as other upgrades. There is still plenty of opportunity for the new buyers to come in and add their own personal touches whether it be for a full time residence, hunting or fishing camp or short term rental property. This property is also equipped with two, unattached single car carports and 4 additional structures. There is a 17x16 fish and game processing shed, 20x18 and 24x30 utility shops both with electricity that are perfect for a golf cart or side by side or just as additional storage. There is also a new 40x40 metal shop with 3 large bay doors, 2 walk in doors, solar lights, heater, 110 v and 220 v electrical. This is ideal for storing your boat or other large toys or even just as an entertainment spot. This nearly 6 acre property is about as well set up for hunting as you can possibly think of for such a small acreage. There are cleared hunting locations set up and ready to hunt with feeders, 4 stands/blinds and several well thought out access trails and travel corridors cut throughout the property. There is the potential to hunt deer, quail, turkey, hogs, and even predators and the seller has an extensive catalog of trail camera photos as well as harvest photos off of this small acreage. Possibly one of the best features of this property aside from its proximity to the water, is that it joins the Waurika WMA which allows an exclusive access point to an additional 10,580 +/- acres for recreation. This property is located approximately 45 +/- minutes from Wichita Falls, Texas and approximately 37 +/- minutes to Duncan, Oklahoma. While located in a small town, this property is relatively close to large cities in both Texas and Oklahoma, enabling short travels for weekend visits. With all of the structures, a home, and many hunting and fishing opportunities, this property is the perfect place for the outdoor enthusiast! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Josh Candelaria at [\(580\) 660-1167](tel:5806601167).

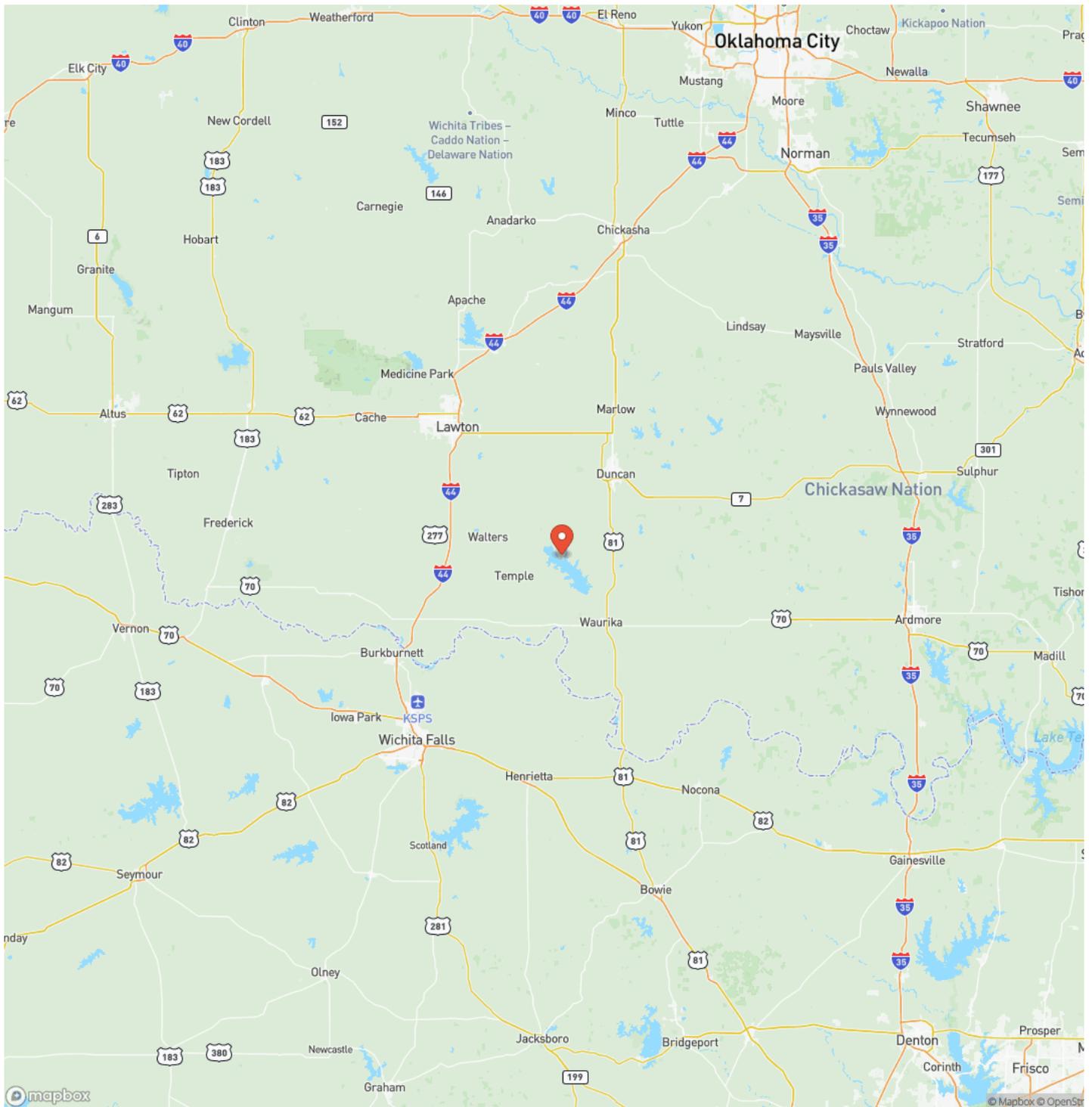
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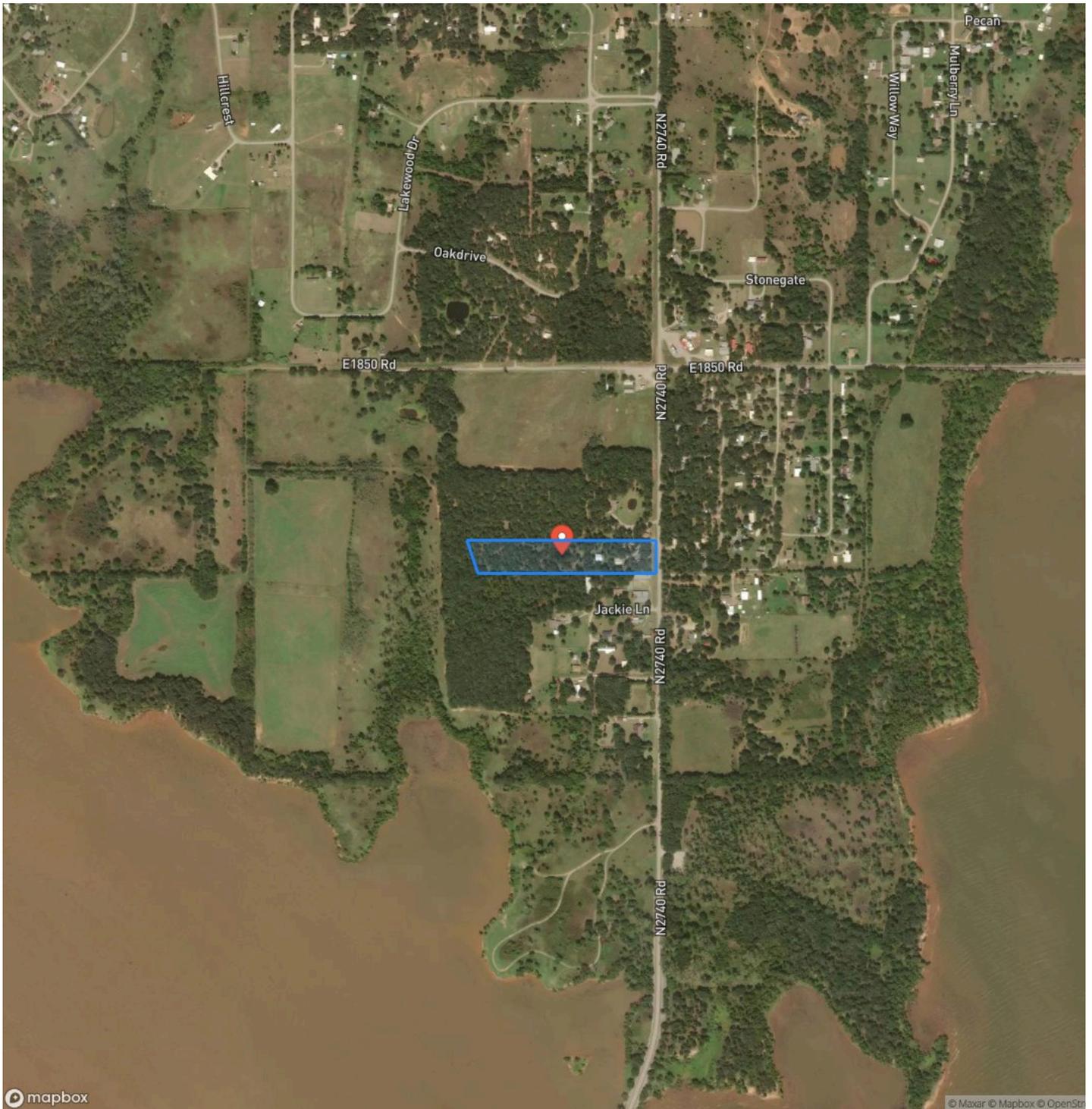
## Locator Map



# Locator Map



## Satellite Map



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## **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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