

**Hilltop Paradise**  
E W 120 Rd  
Wetumka, OK 74883

**\$456,400**  
163± Acres  
Hughes County



## Hilltop Paradise Wetumka, OK / Hughes County

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### **SUMMARY**

**Address**

E W 120 Rd

**City, State Zip**

Wetumka, OK 74883

**County**

Hughes County

**Type**

Farms, Hunting Land, Recreational Land,  
Undeveloped Land

**Latitude / Longitude**

35.279507 / -96.172644

**Acreage**

163

**Price**

\$456,400

**Property Website**

<https://arrowheadlandcompany.com/property/hilltop-paradise-hughes-oklahoma/29106/>





## **PROPERTY DESCRIPTION**

Price reduced! When in search of the perfect recreational property there are a few aspects that always come to mind; easy access, great habitat, and electricity for a cabin. It can be difficult to find a property that has it all, but here is a beautiful Hughes County farm that does. This special property is located just 1 1/2 hours east of Oklahoma City and 1 1/2 hours south of Tulsa. It sets along a well maintained gravel road with electricity nearby providing the option to build a hunting cabin. Open bottom land that is mostly native grasses with short brush and cedar trees mixed in covers the eastern side of the property. This area contains 3 of the 4 ponds and is a great location for food plots and rifle blinds. Towards the west side is a large oak ridge that towers over the bottom pastures. This ridge is a great corridor for deer and will provide some great bow stand locations. A new pond has recently been built near the front gate and a tremendous trail system will take you just about anywhere you need to go throughout the property. The many ponds provide opportunities for some great fishing and give wildlife a consistent water source. There is plenty of flat, open ground near the front gate that will allow for a small hunting cabin to be built overlooking the front pond and the town of Wetumka is just a few miles down the road where you can get gas and groceries. With barbed wire fences surrounding the property and plenty of pasture, the grazing rights could easily be leased giving you some return on your investment. It is not often that you find a property that has this much to offer, so don't miss out on an opportunity to own this special farm.

All showings are by appointment only. If you would like to schedule a private viewing please contact Will Bellis at [\(918\) 978-9311](tel:9189789311).

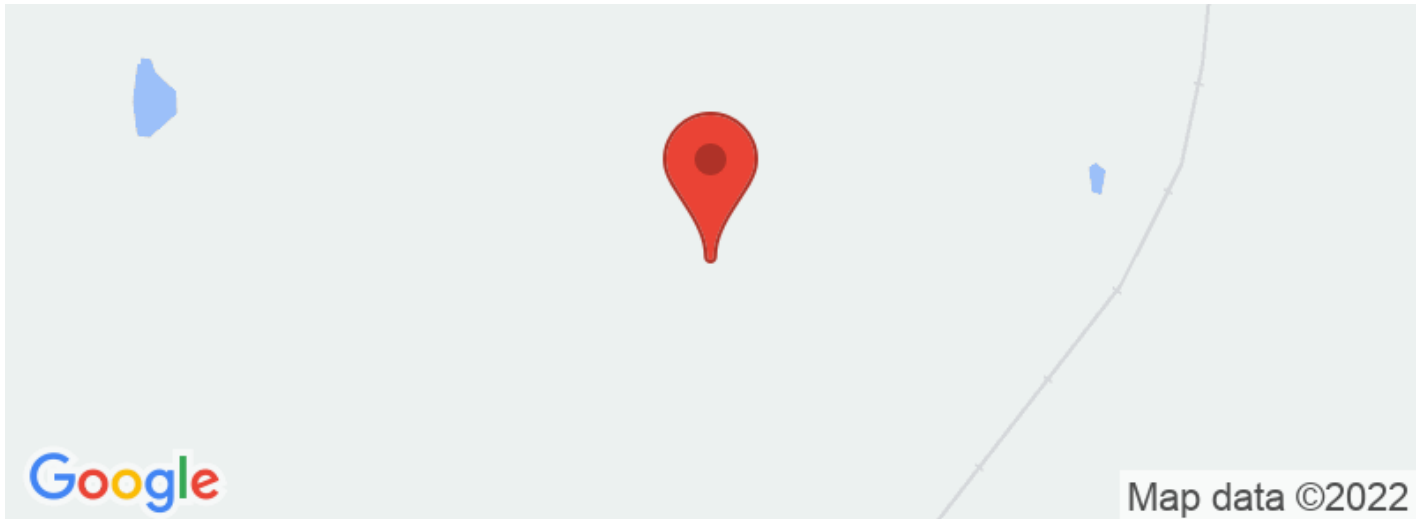


**Hilltop Paradise**  
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## Locator Maps





## Aerial Maps



**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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