

**Chattanooga Hunting Paradise**  
E 1830 Rd  
Chattanooga, OK 73528

**\$308,800**  
154.400± Acres  
Tillman County



**Chattanooga Hunting Paradise**  
**Chattanooga, OK / Tillman County**

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**SUMMARY**

**Address**

E 1830 Rd

**City, State Zip**

Chattanooga, OK 73528

**County**

Tillman County

**Type**

Farms, Hunting Land, Ranches, Recreational Land

**Latitude / Longitude**

34.358509 / -98.701276

**Acreage**

154.400

**Price**

\$308,800

**Property Website**

<https://arrowheadlandcompany.com/property/chattanooga-hunting-paradise-tillman-oklahoma/76934/>





**PROPERTY DESCRIPTION**

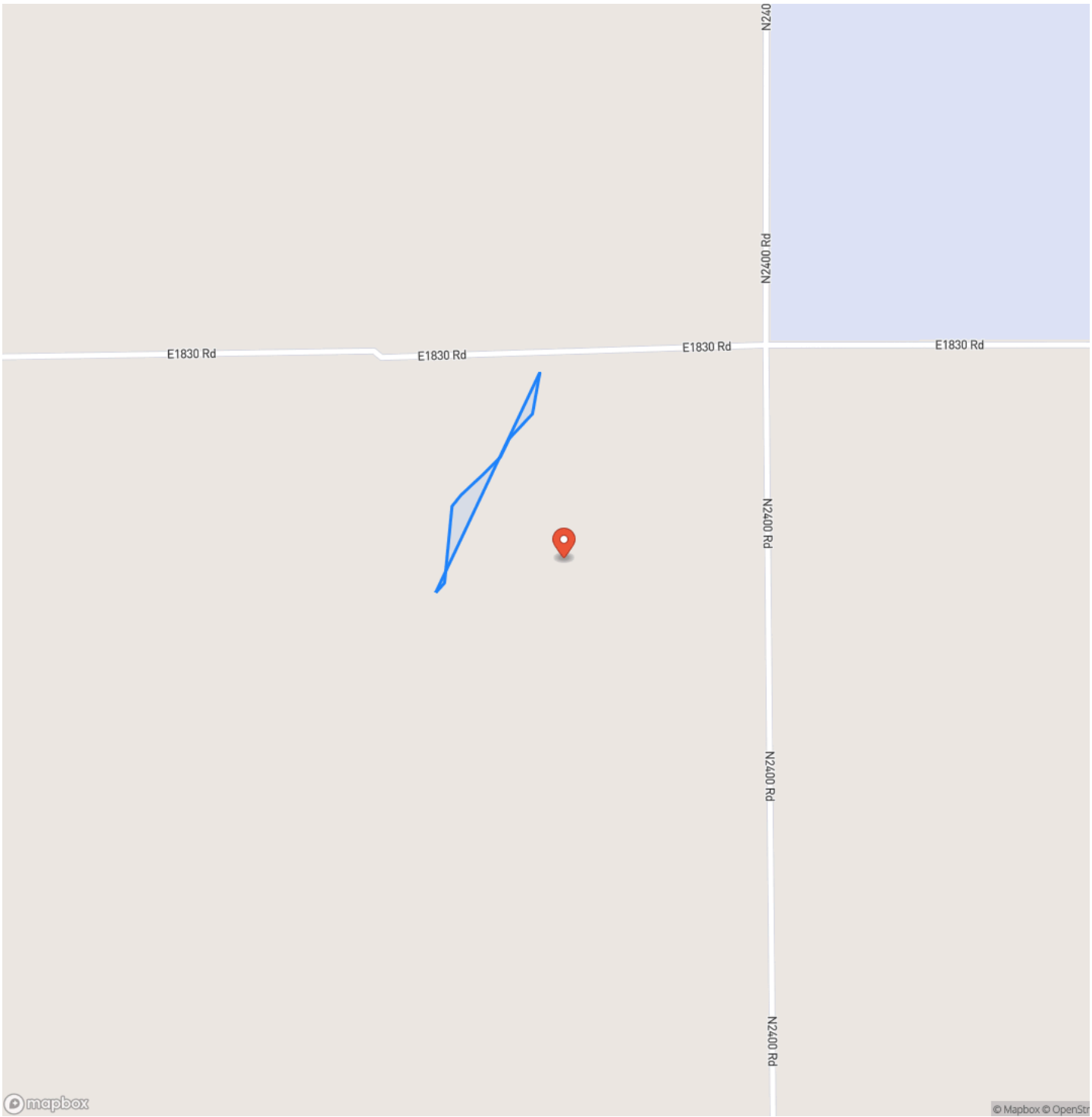
PRICE REDUCED!! This exceptional 154.4 +/- acre hunting and recreational paradise in the heart of Tillman County, Oklahoma, offers outstanding hunting opportunities. There is an abundance of waterfowl and dove, as well as a healthy population of bobwhite quail. Three ponds on the property provide excellent fishing opportunities and outstanding waterfowl hunting potential. The largest pond is stocked with largemouth bass and crappie, while the two smaller ponds are full of bluegill. The fishing on this property is just as rewarding as the hunting! For those looking to develop the property's water features, there is excellent potential to construct a new pond using the existing ones. The land is also well-suited for planting Japanese millet, which would attract even more ducks during the winter months. A small one-bedroom, one-bath cabin sits on the property, providing a great foundation for a weekend of hunting or a getaway. While it does need renovation, it already has electricity and rural water, making it a convenient starting point for improvements. Additionally, the land offers a prime home-building location along a well-maintained road. The opportunities for this property are endless. Wildlife thrives on this diverse landscape, with excellent food plot areas and meadows that have been sprigged with Bermuda grass, while the remainder of the land consists of a native grass mix. The perimeter is fully fenced with barbed wire and is in great condition. Whether you're looking for a premier hunting retreat, a private fishing getaway, or a prime location to build your dream home, this property has it all. It is located just 30 +/- minutes from Lawton and Fort Sill, Oklahoma, and 45 +/- minutes from Wichita Falls, Texas. Don't miss out on this rare opportunity! All showings are by appointment only. For more information or to schedule a private viewing, please contact Kirk Schreiner at [\(580\) 305-7301](tel:5803057301).

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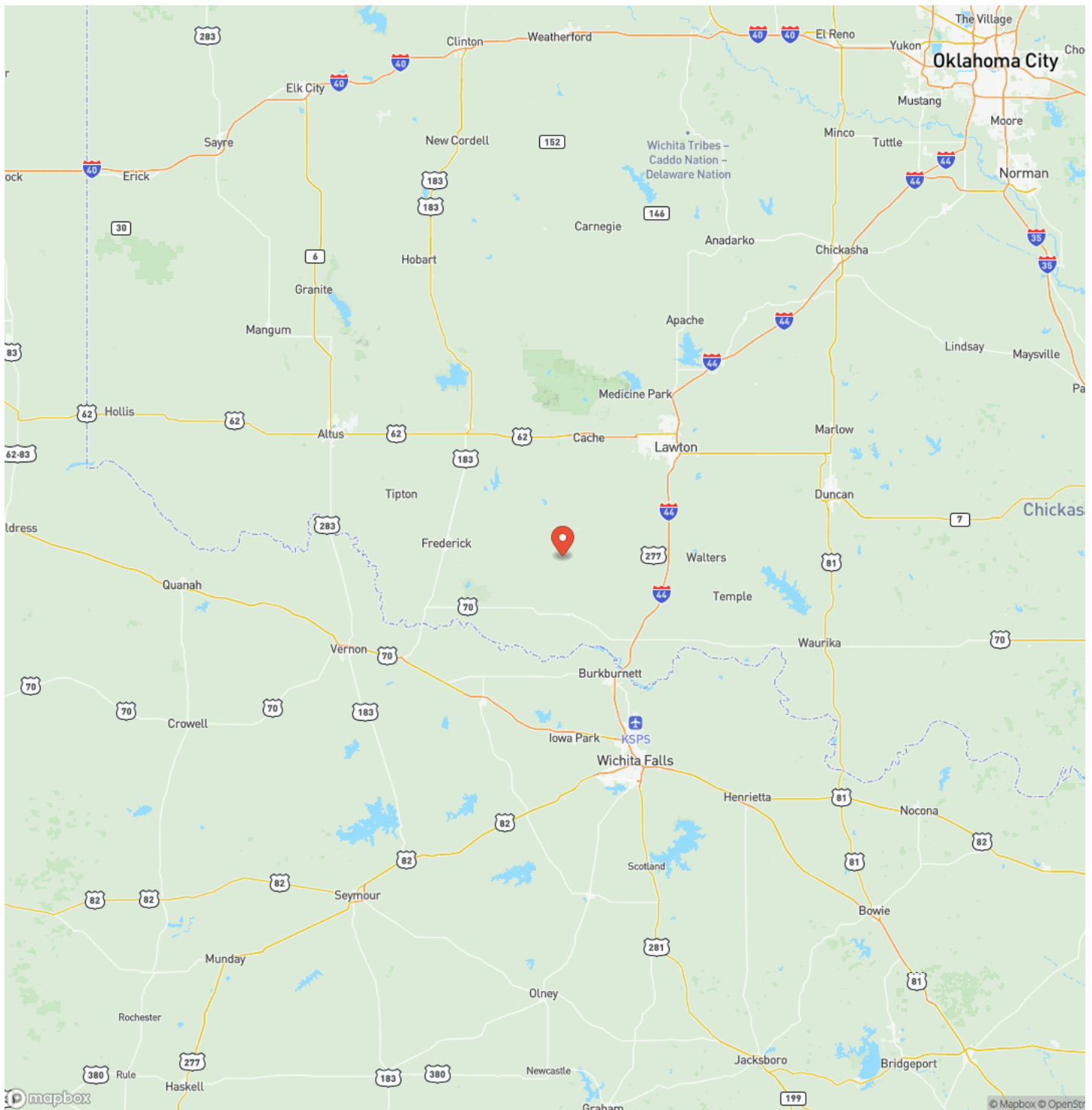
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# Locator Map



## Locator Map





## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Kirk Schreiner

## Mobile

(580) 305-7301

## Email

kirk.schreiner@arrowheadlandcompany.com

**Address**

City / State / Zip

## 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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