

Misty Waters Ranch
2115 N 392
Dustin, OK 74839

\$320,000
80± Acres
Hughes County



Misty Waters Ranch
Dustin, OK / Hughes County

SUMMARY

Address

2115 N 392

City, State Zip

Dustin, OK 74839

County

Hughes County

Type

Hunting Land, Ranches, Single Family, Residential Property,
Recreational Land

Latitude / Longitude

35.257351 / -96.036713

Dwelling Square Feet

1555

Bedrooms / Bathrooms

3 / 2

Acreage

80

Price

\$320,000

Property Website

<https://arrowheadlandcompany.com/property/misty-waters-ranch-hughes-oklahoma/81789/>



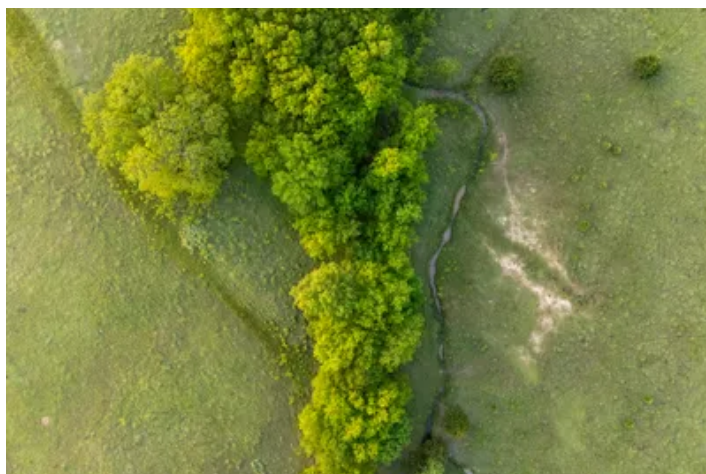
Misty Waters Ranch

Dustin, OK / Hughes County

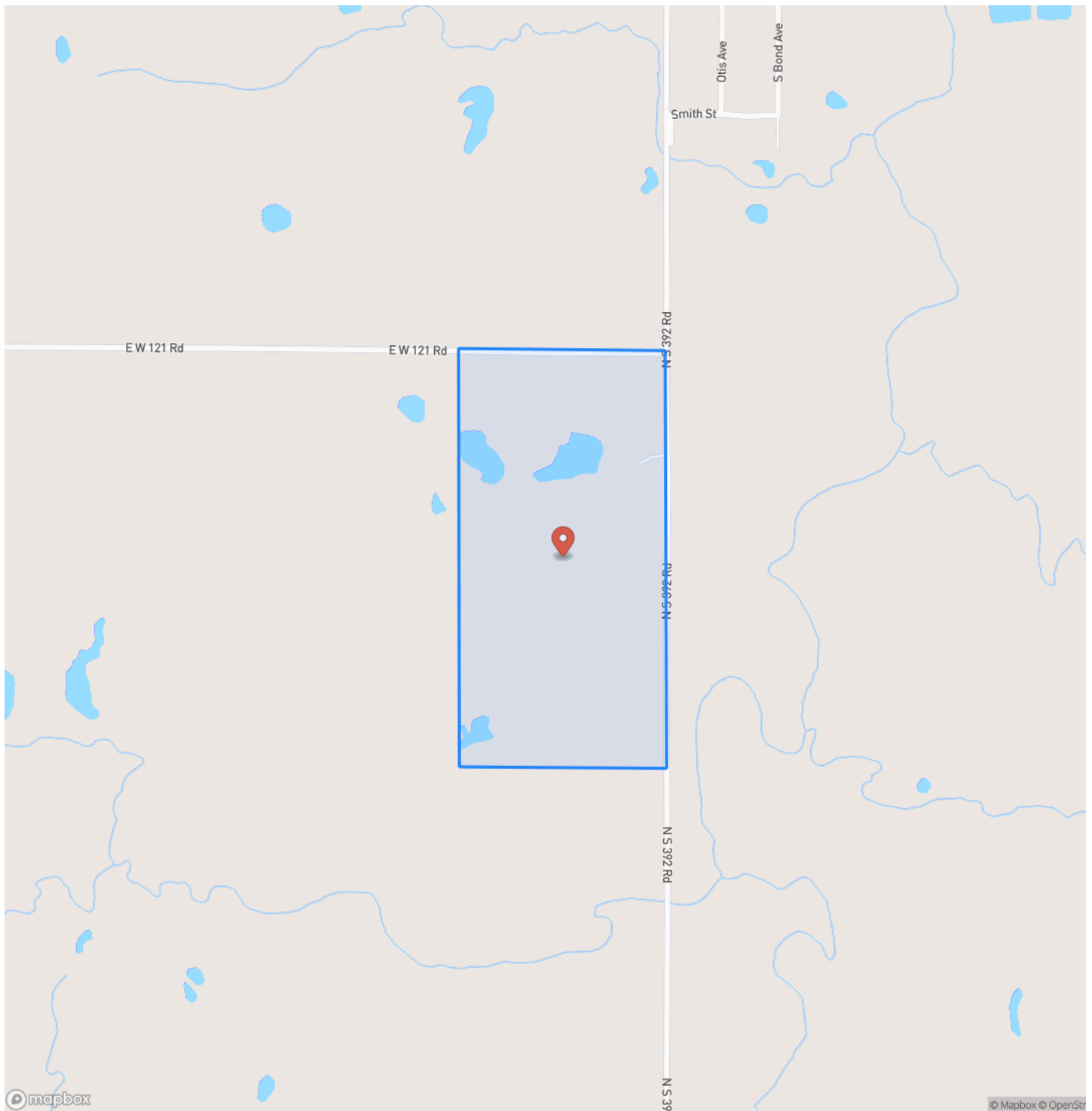
PROPERTY DESCRIPTION

Welcome to Misty Waters Ranch, located in Hughes County, Oklahoma! This 80 +/- acre ranch features a 1,155 +/- Sq Ft mobile home that has a spacious 3 bed and 2 baths. This property offers an old barn where you can store small equipment. This property is fully fenced and offers amazing views out the back door! This property offers multiple ponds stocked with largemouth bass, good pasture ground, and a nice timber patch! The largest pond measures an impressive 2.5 +/- acres with another 1.5 +/- acre pond as well. This ranch offers the versatility to run livestock, fish, hunt, or farm. This property is known to have giant whitetails traveling through the timber portion along the south fence line! Don't miss out on owning the Misty Waters Ranch! Located just outside of Dustin, just 20 +/- mins from Henryetta, and only 40 +/- mins from McAlester! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Hunter Bellis at [\(539\) 238-7693](tel:539-238-7693) or Owen Bellis at [\(918\) 367-7050](tel:918-367-7050).

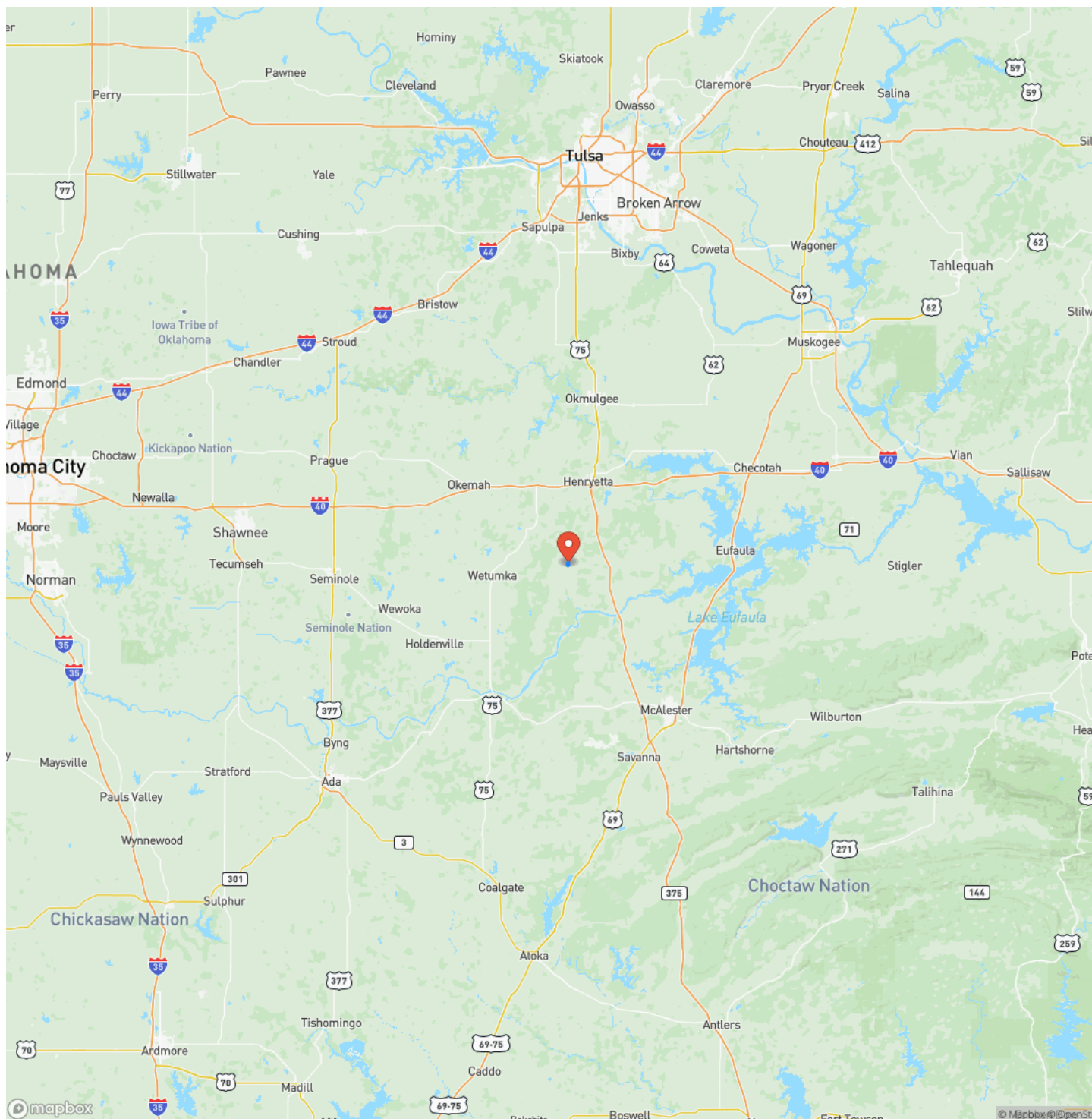
Misty Waters Ranch
Dustin, OK / Hughes County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Hunter Bellis

Mobile

(539) 238-7693

Email

hunter.bellis@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

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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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
www.arrowheadlandcompany.com

