

Rolling Timber Ranch
8761 Highway 9
Dustin, OK 74839

\$800,000
290± Acres
Hughes County



**Rolling Timber Ranch
Dustin, OK / Hughes County**

SUMMARY

Address

8761 Highway 9

City, State Zip

Dustin, OK 74839

County

Hughes County

Type

Undeveloped Land, Hunting Land, Ranches, Recreational Land, Timberland

Latitude / Longitude

35.236963 / -96.114142

Acreage

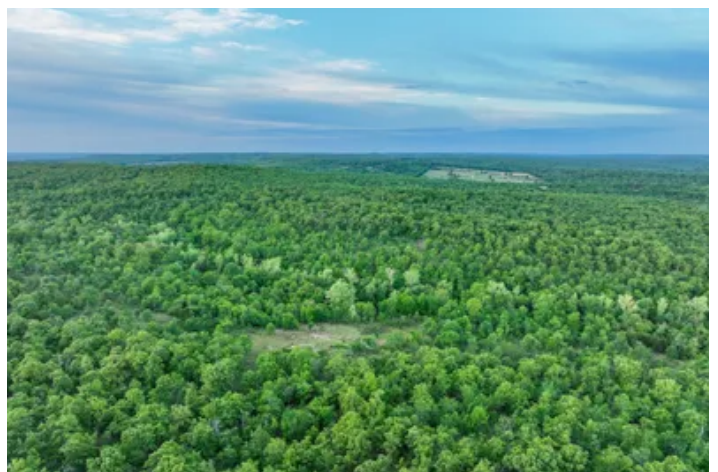
290

Price

\$800,000

Property Website

<https://arrowheadlandcompany.com/property/rolling-timber-ranch-hughes-oklahoma/91310/>



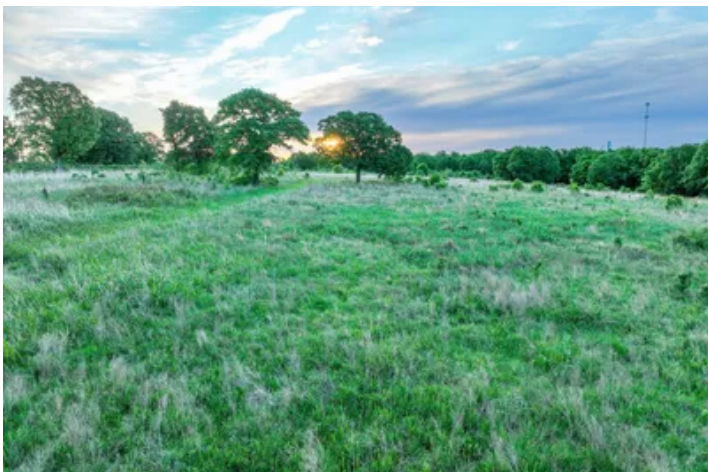
Rolling Timber Ranch Dustin, OK / Hughes County

PROPERTY DESCRIPTION

PRICE REDUCED!! Located in Hughes County right off Highway 9 near Dustin, this 290 ± acre property combines outstanding hunting and recreation with the potential for future development! The land consists of two tracts: a large 280 ± acre parcel and a separate 10 ± acre timbered tract northeast of the main acreage. The main tract features diverse topography, with rolling timbered ridges, quick drops in elevation, and scattered clearings that create excellent wildlife habitat. Three ponds, a lagoon, and a wet-weather creek on the southern end provide reliable water sources and fishing opportunities. This property holds great hunting opportunities, with abundant deer and turkey. Several blinds and feeders are already in place, with plenty of room for additional food plots or setup. At the entrance, a gated clearing offers an ideal spot for future development, whether for a homesite, ranch headquarters, or a hunting lodge. In this same clearing, there is also a cabin that could be renovated and restored to serve as a base camp. Electric, water, septic, and fiber optic internet are all available in this area, adding to the development potential and making future improvements even more convenient. Easily accessible to both the 280 +/- and 10 +/- acre tracts, this property delivers the space and versatility for multiple uses! Conveniently located just 23 ± minutes from Henryetta, 38 ± minutes from Eufaula and Eufaula Lake, and 1 hour and 15 ± minutes from Tulsa, it offers both seclusion and accessibility. Whether you're seeking a premier hunting property, a private getaway, or the perfect site to build your dream home, this property offers the land, location, and possibilities to make it your own! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Will Bellis at [\(918\)978-9311](tel:9189789311).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

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Locator Map



Locator Map



Satellite Map



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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