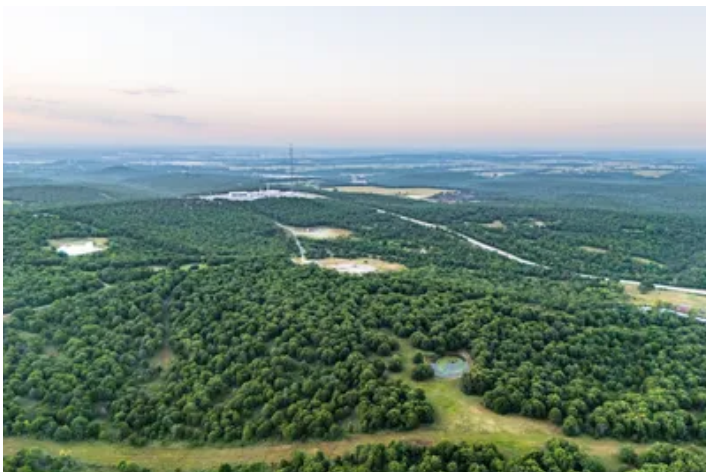


Highway 270 Hunting & Rec Tract
0000 HWY 270
Stuart, OK 74570

\$239,900
71.400± Acres
Hughes County



Highway 270 Hunting & Rec Tract Stuart, OK / Hughes County

SUMMARY

Address

0000 HWY 270

City, State Zip

Stuart, OK 74570

County

Hughes County

Type

Hunting Land, Recreational Land, Timberland, Undeveloped Land

Latitude / Longitude

34.916395 / -96.144104

Acreage

71.400

Price

\$239,900

Property Website

<https://arrowheadlandcompany.com/property/highway-270-hunting-rec-tract-hughes-oklahoma/106613/>



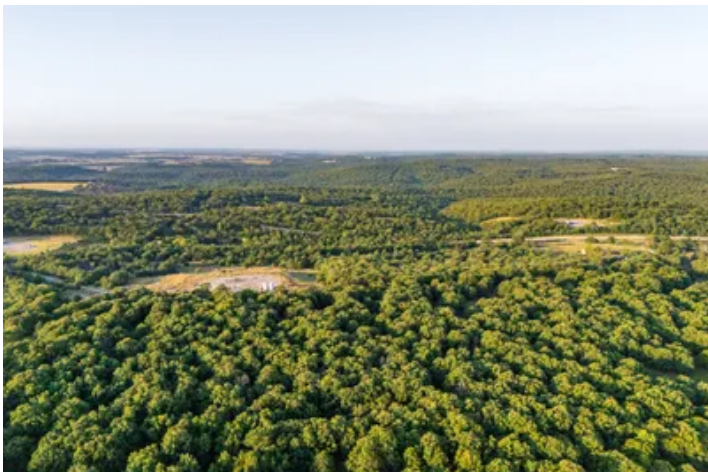
Highway 270 Hunting & Rec Tract Stuart, OK / Hughes County

PROPERTY DESCRIPTION

Located in Hughes County, this 71.4 +/- acre hunting and recreational property offers a secluded setting with thick woods and great cover for wildlife. The property is heavily timbered, creating excellent habitat for deer and turkey. Entering from the south off Highway 270, a gated entrance leads into the property where the terrain gradually rises toward the center before steadily dropping again, giving the land a strong hunting layout. Multiple ponds and surrounding water sources help attract and hold wildlife, while existing clearings and trails make traveling the property by ATV easy. Several tree stands are already in place, giving the property a strong setup for hunting right away. With access to electricity and water, there is also great potential for a hunting cabin or a future homestead with some clearing work. The property is located approximately 23+/- miles from McAlester, 53+/- miles from Eufaula Lake, 104+/- miles from Oklahoma City, and 106+/- miles from Tulsa. With its secluded setting, thick timber, and strong hunting potential, this Hughes County tract offers a great opportunity for a private recreational hunting tract! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Jay Cassels at [\(918\) 617-8707](tel:9186178707). 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.



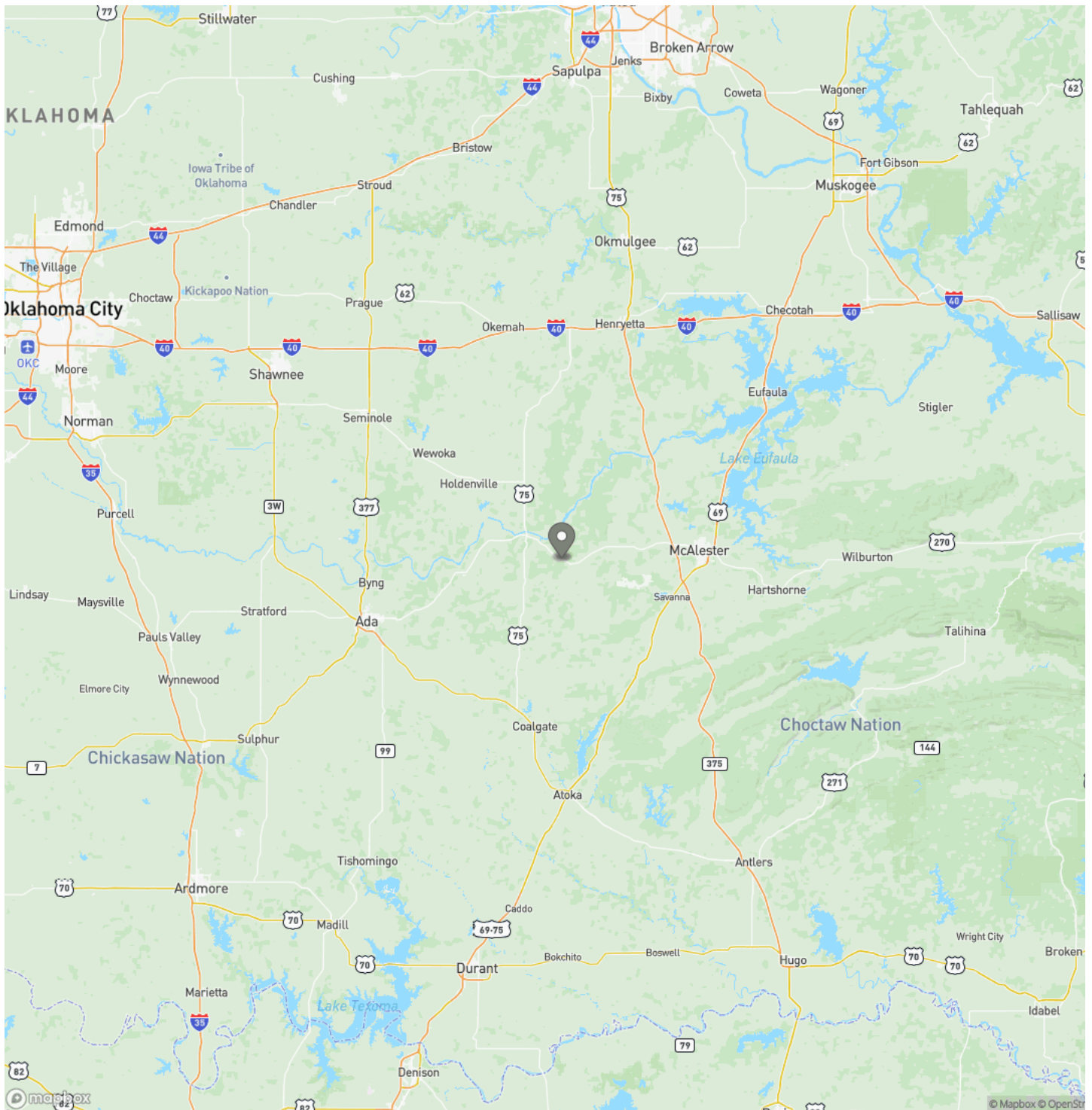
Highway 270 Hunting & Rec Tract
Stuart, OK / Hughes County



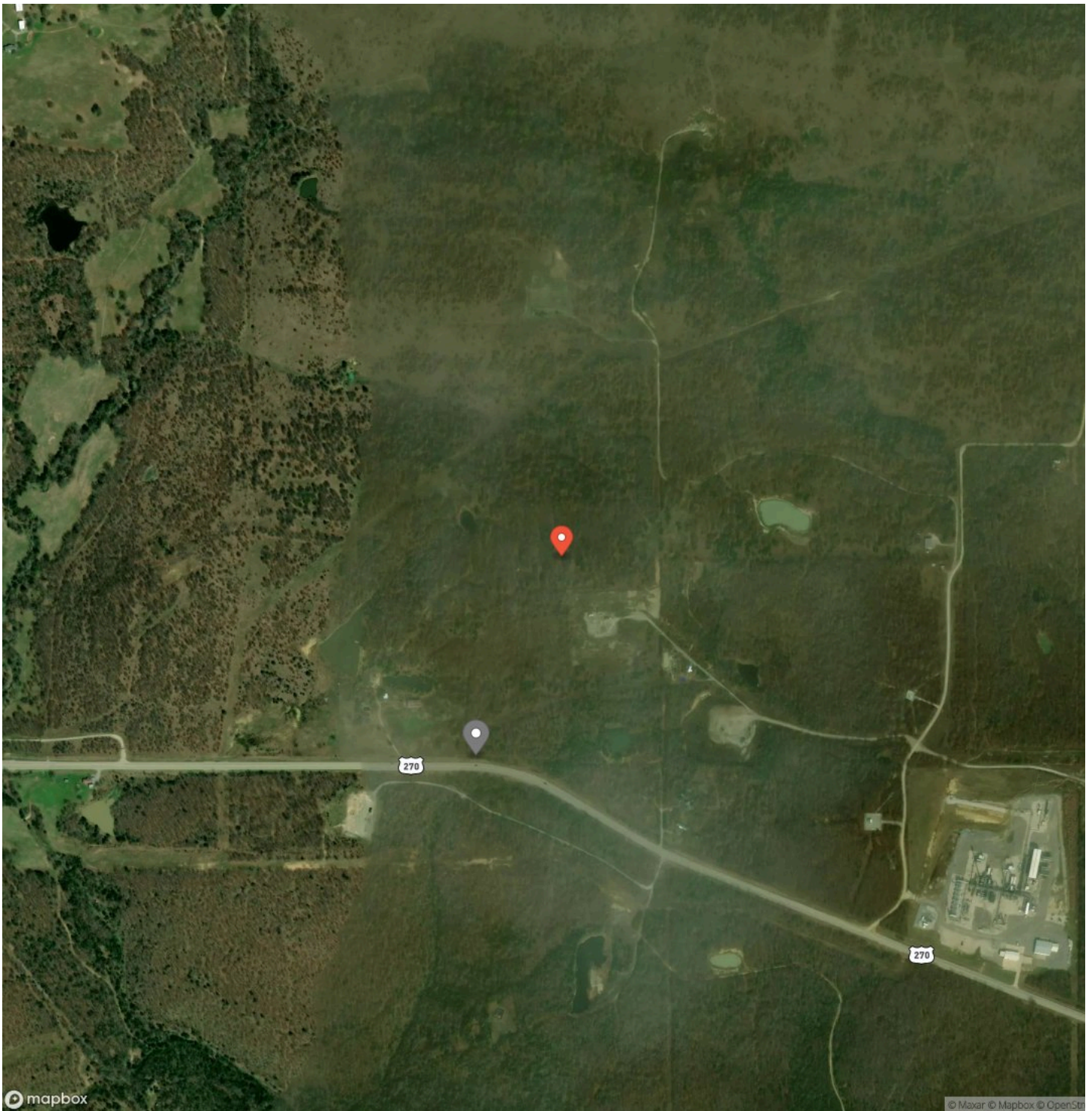
Locator Map



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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