

**Middle Creek Ranch**  
9119 E 12675  
Dustin, OK 74839

**\$4,400,000**  
1,120± Acres  
Hughes County



**Middle Creek Ranch**  
**Dustin, OK / Hughes County**

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**SUMMARY**

**Address**

9119 E 12675

**City, State Zip**

Dustin, OK 74839

**County**

Hughes County

**Type**

Hunting Land, Ranches, Single Family, Recreational Land

**Latitude / Longitude**

35.165075 / -96.058082

**Dwelling Square Feet**

1,428

**Bedrooms / Bathrooms**

2 / 2

**Acreage**

1,120

**Price**

\$4,400,000

**Property Website**

<https://arrowheadlandcompany.com/property/middle-creek-ranch-hughes-oklahoma/91823/>



### **PROPERTY DESCRIPTION**

Welcome to the Middle Creek Ranch located in Hughes County, Oklahoma! This incredible ranch features 1,120+/- acres of premier hunting ground! The ranch features a 1,428+/- sq ft log home with 2 bedrooms and 2 bathrooms, perfect for relaxing after long days in the field. There are two barns with pens and a fenced area ideal for running a few horses. On the east side of the house, a breezeway connects to a shop, providing convenient storage for hunting gear and equipment. The home and shop are powered by solar with geothermal, keeping utility costs very low. There is a small cabin that sits on the northwest corner of the ranch that offers easy access through a gated entrance. This additional space is perfect for guests, hunters, or simply enjoying another side of the property without having to return to the main house. The hunting on this ranch is truly exceptional! Whitetail deer, turkeys, and hogs are abundant, and elk have been sighted in the area. There are numerous ideal locations for both large and small food plots to draw in deer throughout the season, along with prime stand locations along Middle Creek to catch mature bucks cruising during those crisp November mornings. The ranch provides excellent turkey hunting, with open strutting areas and great roost trees. There are hog pens and feeders already in place, and all blinds and feeders convey with the sale. The main pond is nearly 7+/- acres and newly constructed. This is a great opportunity to grow trophy bass, or to build a couple duck blinds for waterfowl hunting. One of the best features of the property is that Middle Creek runs through the property, offering not only scenic views but also excellent bass and catfishing opportunities. Don't miss out on owning this premier hunting ranch in Hughes County! The property is located just 10 +/- mins from Dustin, 30 +/- mins from Henryetta, and 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 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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**Dustin, OK / Hughes County**

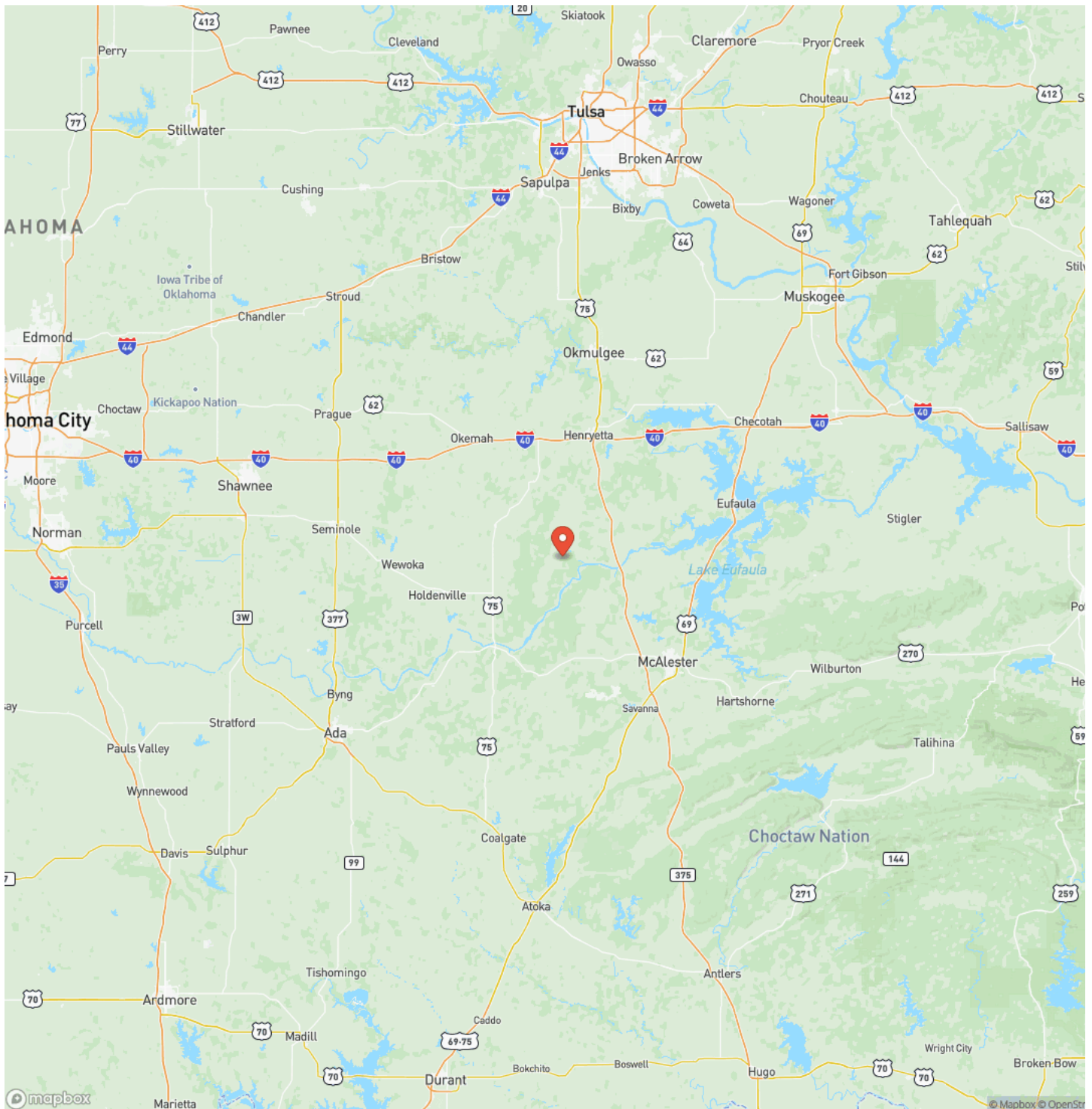
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## Locator Map



## Locator Map



## Satellite Map



## 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

## NOTES

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## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



**<https://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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