

**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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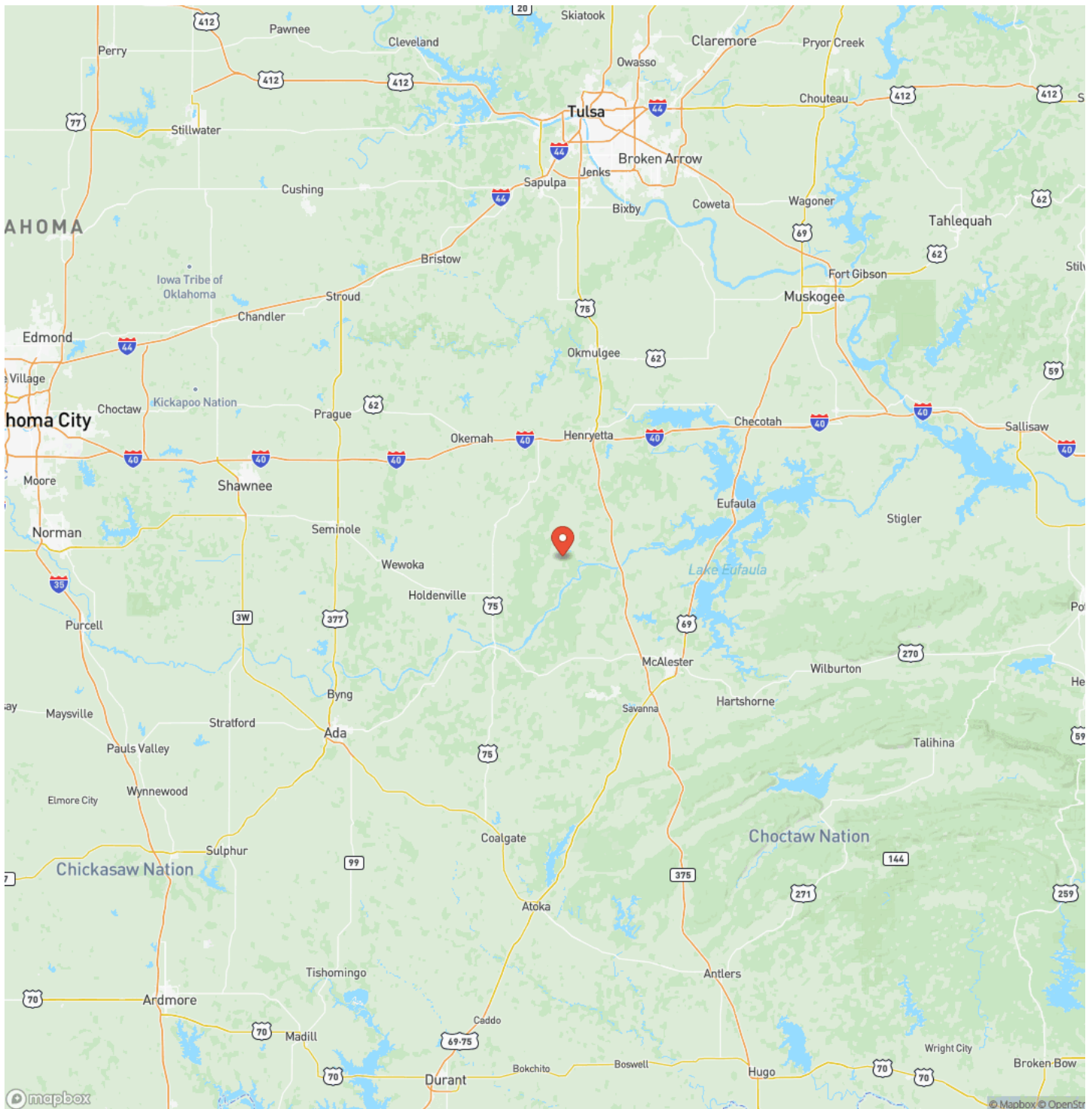


## Locator Map





## 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

[illegible]



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## **DISCLAIMERS**

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