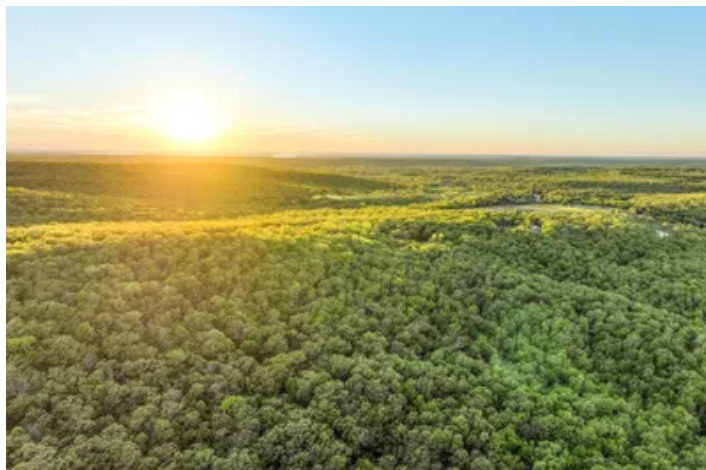


Secluded Hunting Tract With Utilities
D126.9 Rd
Lamar, OK 74850

\$162,500
50± Acres
Hughes County



Secluded Hunting Tract With Utilities Lamar, OK / Hughes County

SUMMARY

Address

D126.9 Rd

City, State Zip

Lamar, OK 74850

County

Hughes County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

35.159 / -96.1138

Acreage

50

Price

\$162,500

Property Website

<https://arrowheadlandcompany.com/property/secluded-hunting-tract-with-utilities-hughes-oklahoma/102469/>

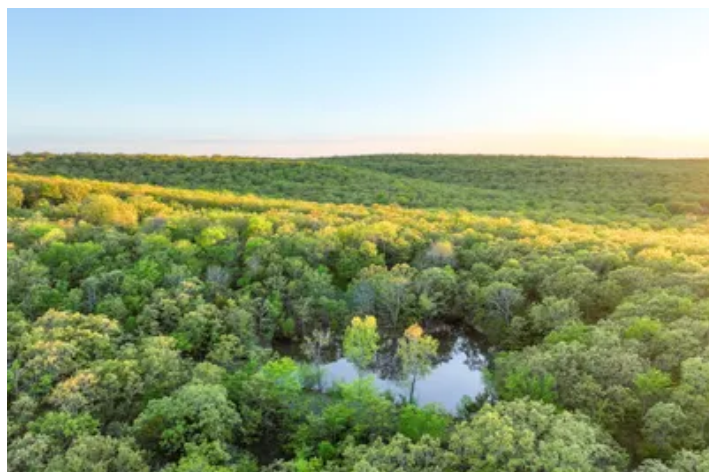
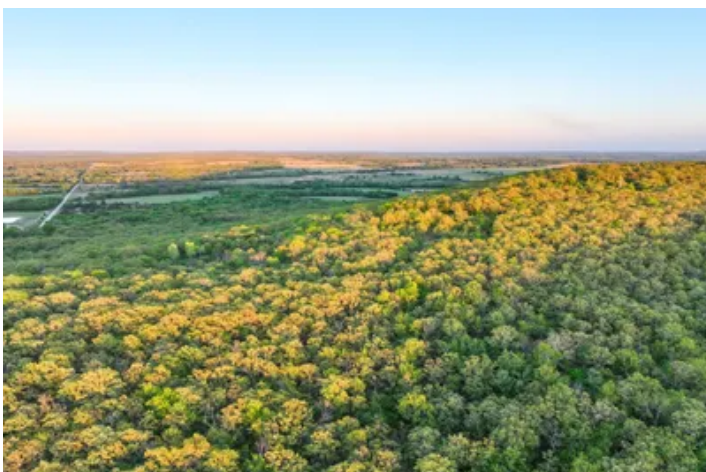
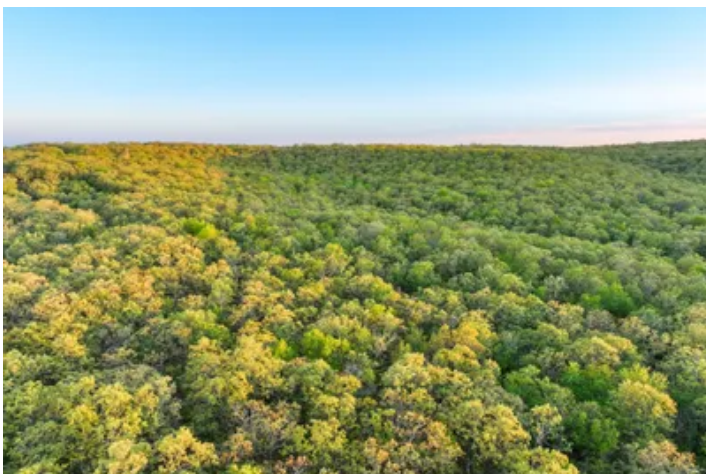


Secluded Hunting Tract With Utilities Lamar, OK / Hughes County

PROPERTY DESCRIPTION

Tucked back in the rolling hills of Hughes County, this 50 +/- acre tract offers the kind of seclusion and habitat that make an ideal hunting property. Covered almost entirely in mature hardwood timber, the land provides excellent cover and a natural food source for wildlife. The terrain features elevation changes that lead into wet-weather creeks, creating natural travel corridors for game. A stocked pond adds both a reliable water source and a great spot to relax or fish. A two-track road runs through the center of the property, allowing for easy access to multiple areas of the land. Accessed by a deeded easement, this property offers the privacy and quiet that serious hunters are after. Rural water and electricity are available, giving you the option to build a cabin or set up a more permanent camp. With a healthy population of whitetail deer and turkeys, it's ready to hunt from day one. Whether you're looking for a dedicated hunting tract or a peaceful recreational getaway, this Hughes County property checks all the boxes! Located 13 +/- miles from Wetumka, 30 +/- miles from Okemah, and 45 +/- miles from McAlester. 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.

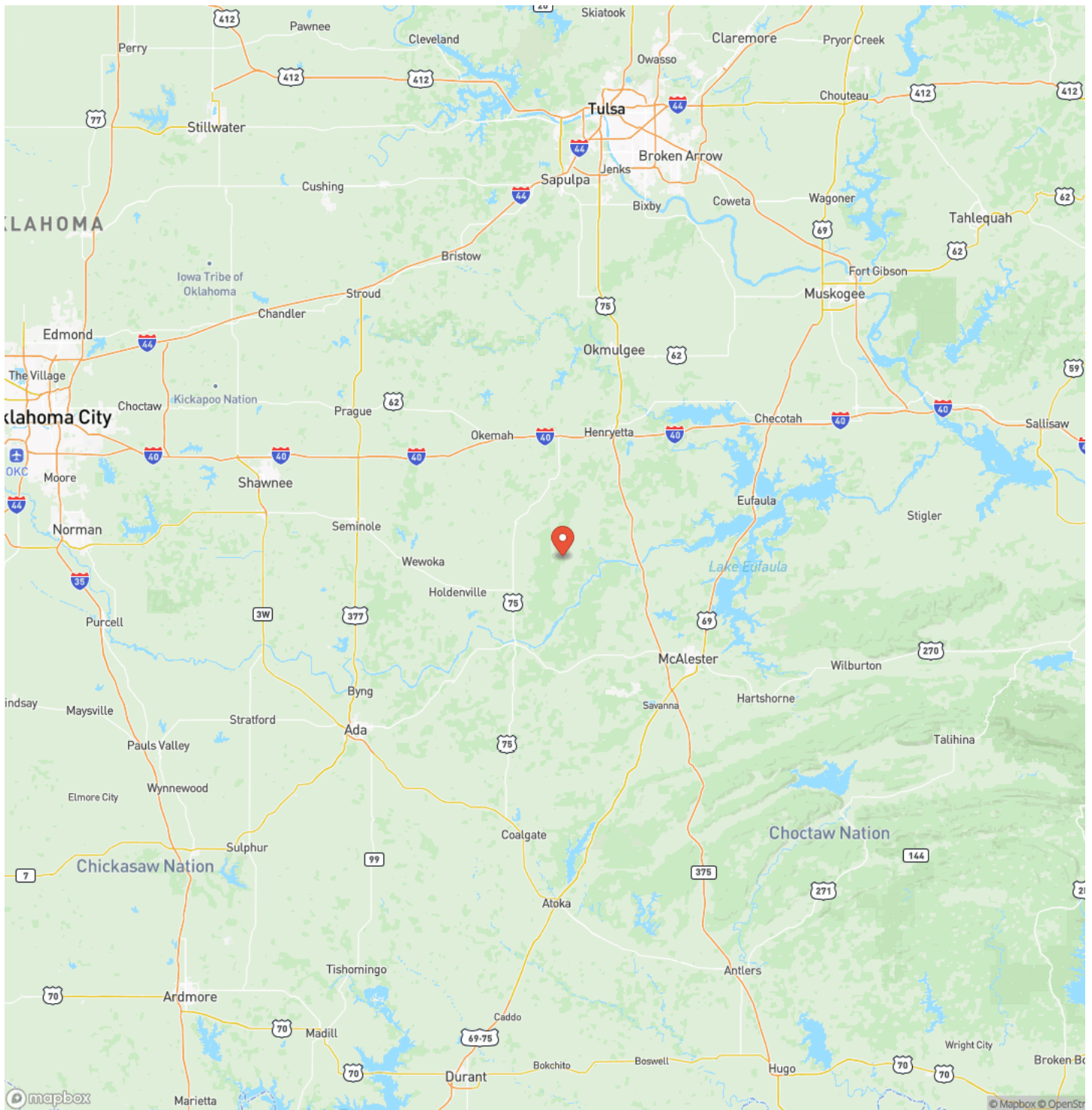
Secluded Hunting Tract With Utilities
Lamar, OK / Hughes County



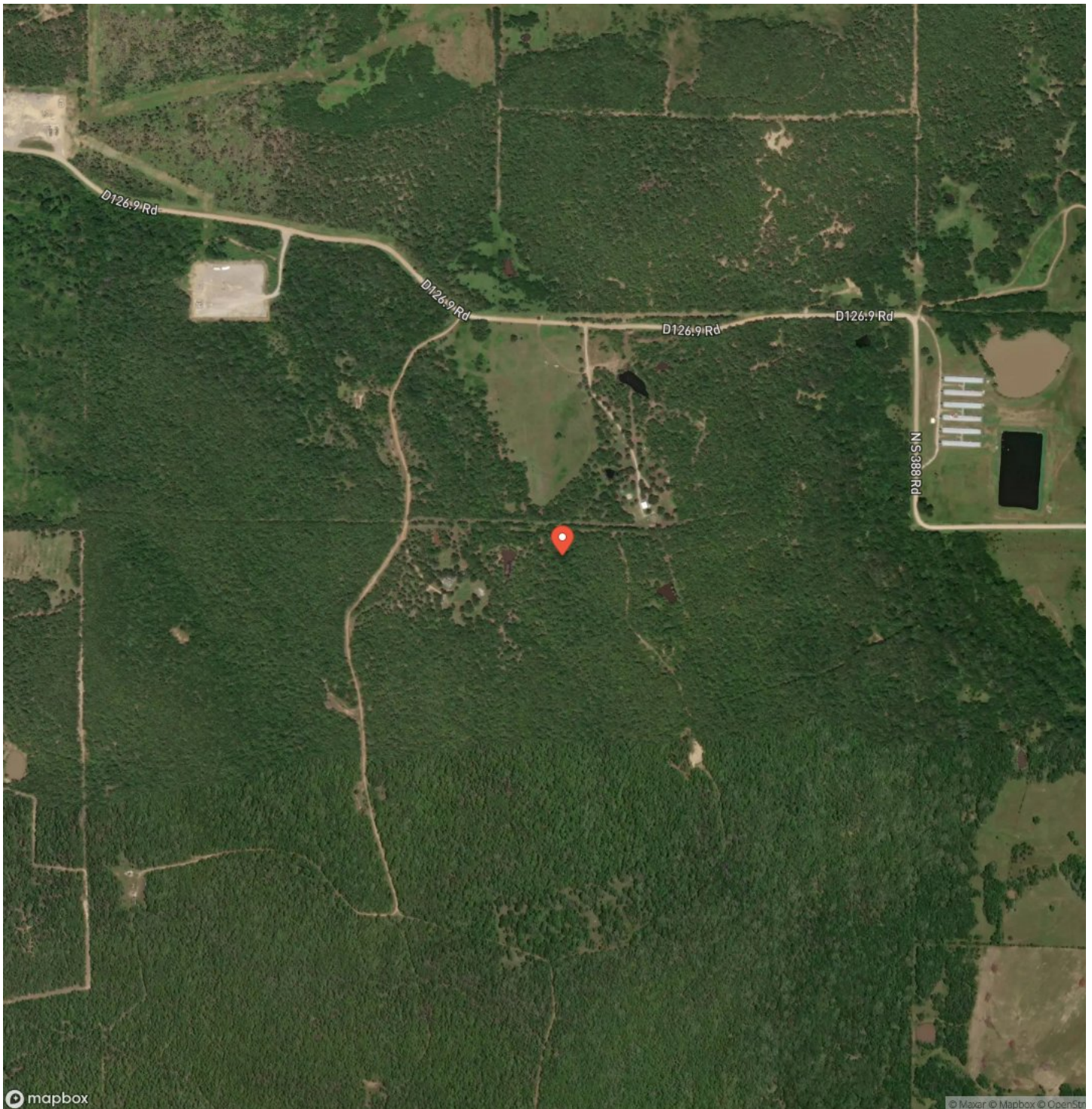
Locator Map



Locator Map



Satellite Map



Secluded Hunting Tract With Utilities Lamar, OK / Hughes County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jay Cassels

Mobile

(918) 617-8707

Email

jay.cassels@arrowheadlandcompany.com

Address

City / State / Zip

Checotah, OK 74426

NOTES

This image shows a blank 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.

[illegible]

<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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