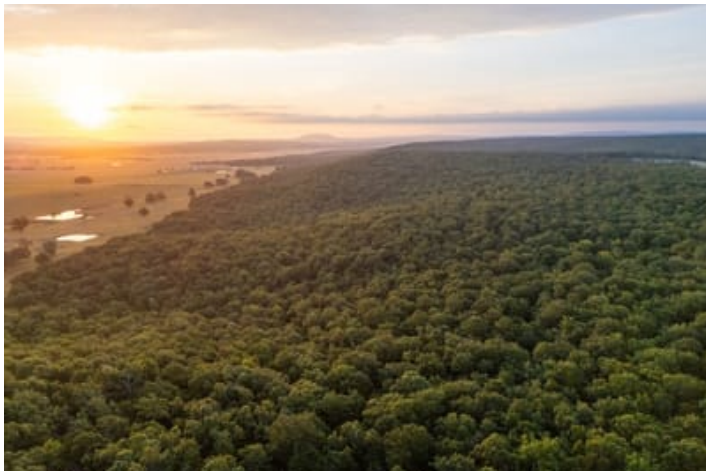
Timber Trail Ranch
N/A
Mcalester, OK 74501

$849,999
320± Acres
Pittsburg County







SUMMARY

Address
N/A

City, State Zip
Mcalester, OK 74501

County
Pittsburg County

Type
Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude
35.0473 / -95.5475

Acreage
320

Price
$849,999

Property Website
arrowheadlandcompany.com







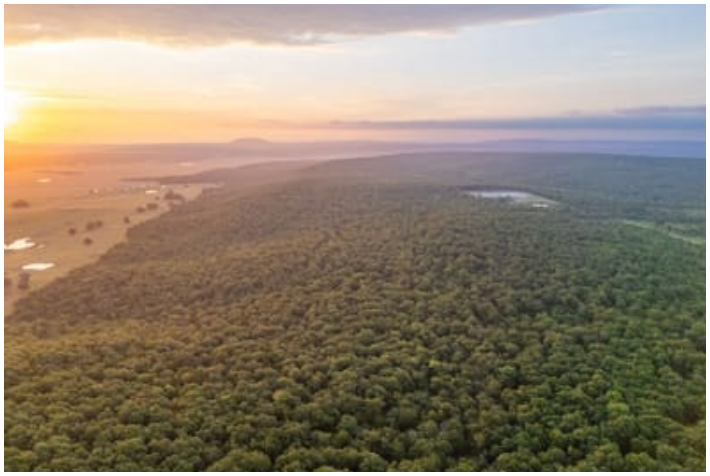
PROPERTY DESCRIPTION

Timber Trail Ranch offers 320+/- acres of diverse terrain and quality wildlife habitat in the heart of Pittsburg County, Oklahoma! A well-established road system runs through the property, providing excellent access to many areas of the property making it easy to navigate whether you're checking trail cameras or accessing hunting locations. The property features two ponds that serve as reliable water sources for wildlife and add to the overall recreational appeal. Mature hardwood timber covers much of the property, creating a beautiful landscape while providing abundant mast production and exceptional habitat for deer and other game species. The rolling topography offers a great mix of ridges, draws, and natural travel corridors that help concentrate wildlife movement and create numerous stand locations. This area of southeastern Oklahoma is known for its strong deer population, and the property's combination of mature timber, water sources, natural cover, and varied terrain makes it well-suited for both hunting and wildlife management. Whether you're looking for a recreational getaway, a hunting property, or a long-term land investment, Timber Trail Ranch is one you need to take a look at! The property is located 20+/- minutes from Mcalester, around 1 hour from Muskogee, and 1 hour and 50+/- minutes from Tulsa. 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 .

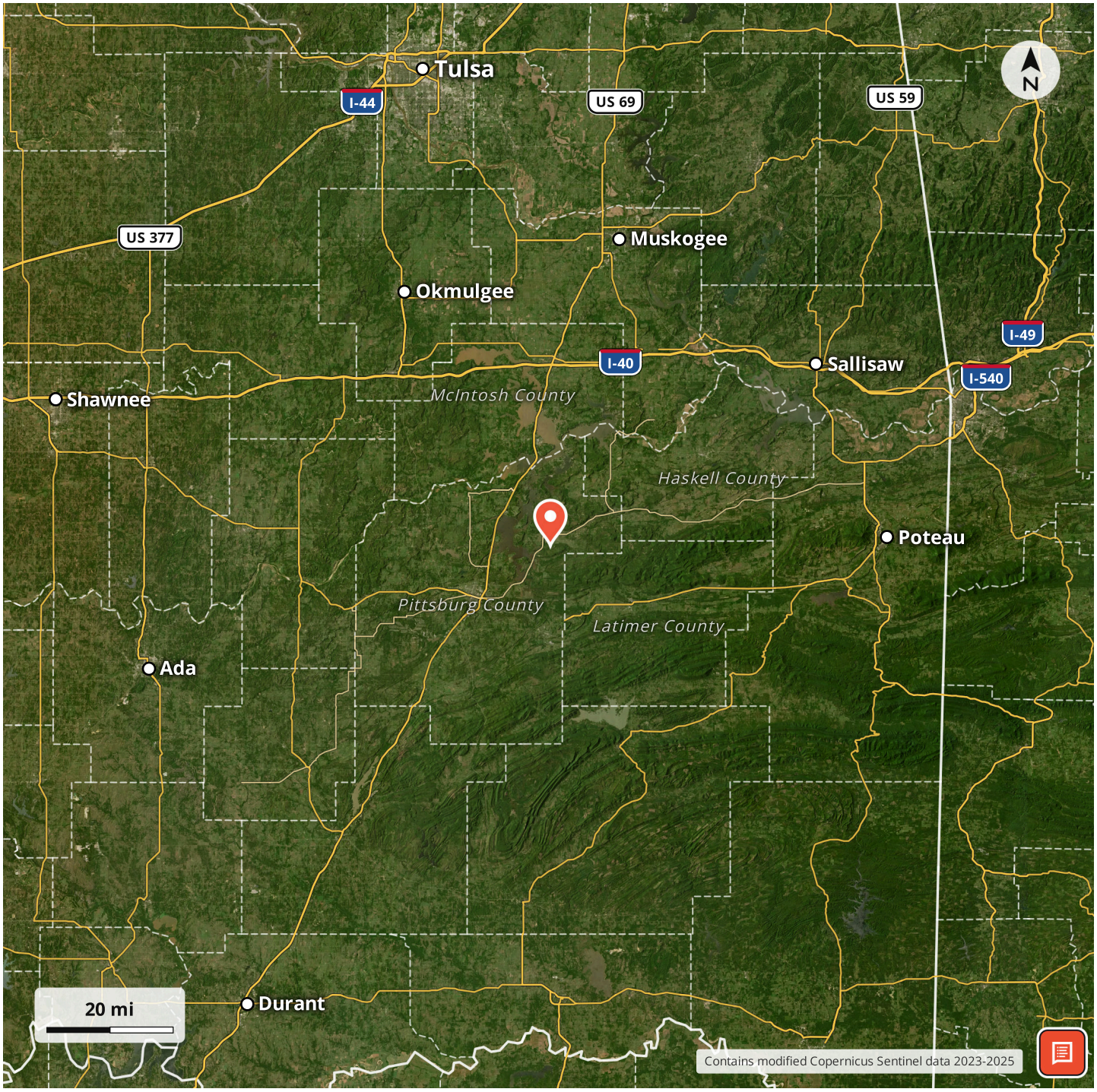
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey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



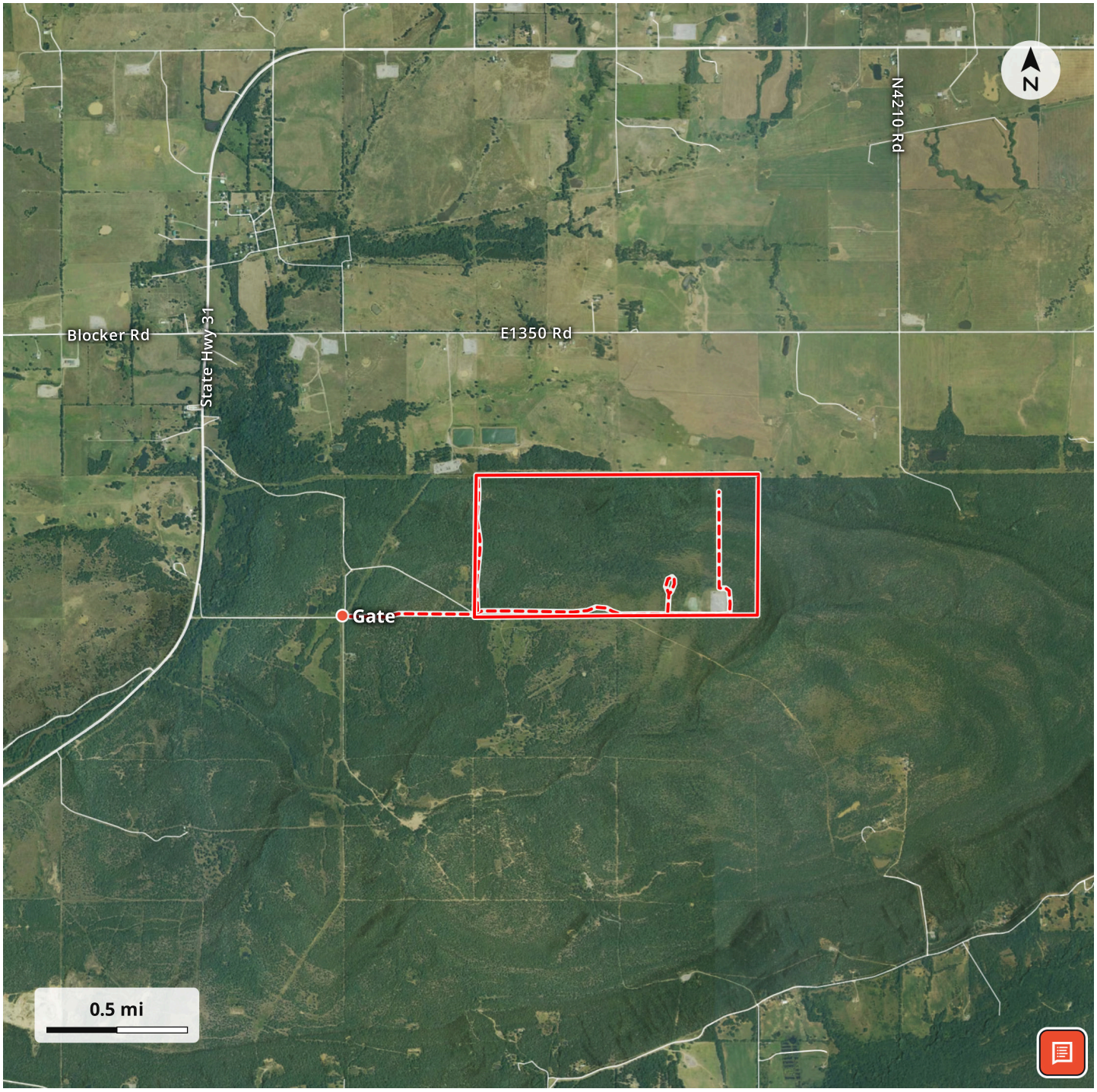


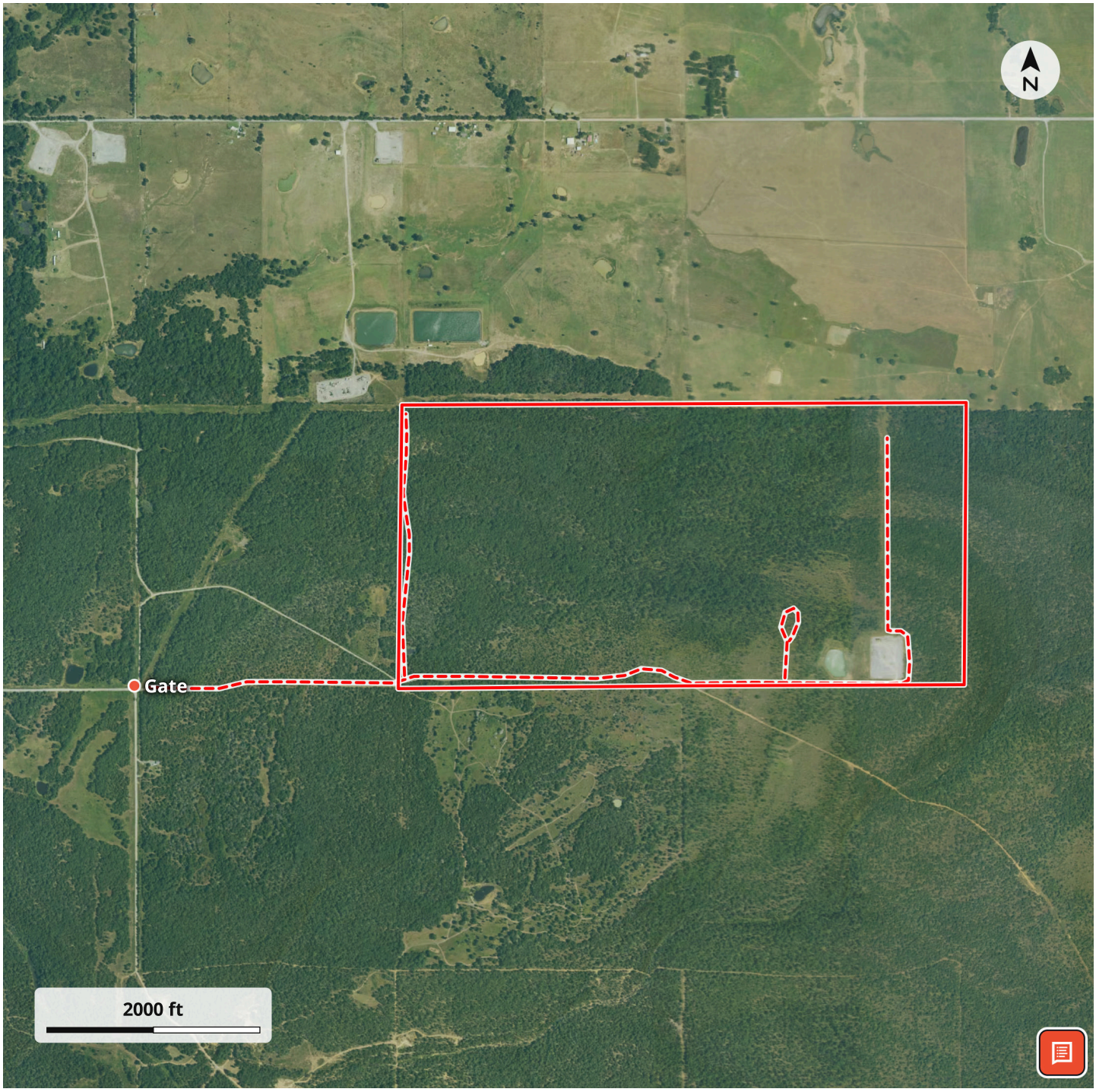
Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Jay Cassels

Mobile
(918) 617-8707

Email
jay.cassels@arrowheadlandcompany.com

City / State / Zip
Checotah, OK 74426

NOTES

NOTES

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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
https://arrowheadlandcompany.com/