

Trophy Pines Hunting Lodge
9119 E 12675 Rd
Dustin, OK 74839

\$550,000
40± Acres
Hughes County



Trophy Pines Hunting Lodge

Dustin, OK / Hughes County

SUMMARY

Address

9119 E 12675 Rd

City, State Zip

Dustin, OK 74839

County

Hughes County

Type

Farms, Hunting Land, Ranches, Recreational Land, Residential Property, Timberland, Single Family

Latitude / Longitude

35.176001 / -96.051418

Dwelling Square Feet

1428

Bedrooms / Bathrooms

2 / 2

Acreage

40

Price

\$550,000

Property Website

<https://arrowheadlandcompany.com/property/trophy-pines-hunting-lodge-hughes-oklahoma/114636/>



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PROPERTY DESCRIPTION

Introducing Trophy Pines Hunting Lodge, a turn-key country lifestyle and recreational property situated on +/- 40 meticulously maintained acres in Hughes County, Oklahoma, with additional acreage available! From the gated entrance, a long private gravel drive winds through well manicured grounds, neatly trimmed edges, established stands of pine, and expansive views before arriving at the centerpiece of this property, a beautiful +/- 1,428 square foot log home. Featuring 2 bedrooms, 2 bathrooms, vaulted tongue-and-groove wood ceilings, a spacious loft overlooking the main living area, and a wood-burning stove. The home captures the rustic character of a premier Oklahoma hunting lodge while offering the comfort and functionality of a full-time country residence. The open kitchen offers abundant cabinetry and counter space, black appliances, a farmhouse sink, and a large island flowing into the main dining and living areas. The primary suite features rustic wood finishes, a corner soaking tub, and walk-in shower. Solar power paired with geothermal heating and cooling helps keep utility costs exceptionally low. Outside is where Trophy Pines truly becomes a lifestyle. Spend evenings on the expansive walk-around deck watching sunsets stretch across the countryside, or gather beneath the covered awning after a successful hunt with friends and family. In the morning, simply step off the front porch and into your own private hunting grounds. Large stands of pine are scattered throughout the open pasture and meadow areas, creating a striking landscape while providing valuable wildlife habitat, natural screening and cover, and excellent opportunities for strategic stand placement along the transitions between open ground and timber. A large metal shop, additional barns and pens, fenced areas for livestock or horses, and two scenic ponds further complement a property built for both recreation and country living. The area is known for quality whitetail deer, wild turkey, and feral hogs, with trail camera history showcasing mature bucks and impressive flocks of turkey. Whether you're looking for a permanent country residence, private hunting lodge, or family retreat, Trophy Pines is ready to enjoy from day one! Additional contiguous acreage is available for buyers wanting to expand into a larger hunting ranch. The property is conveniently located +/- 10 minutes to Dustin, Oklahoma, +/- 28 Miles from Henryetta, Oklahoma and access to the I-40 corridor, and only +/- 87 miles from the Tulsa International Airport. 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.

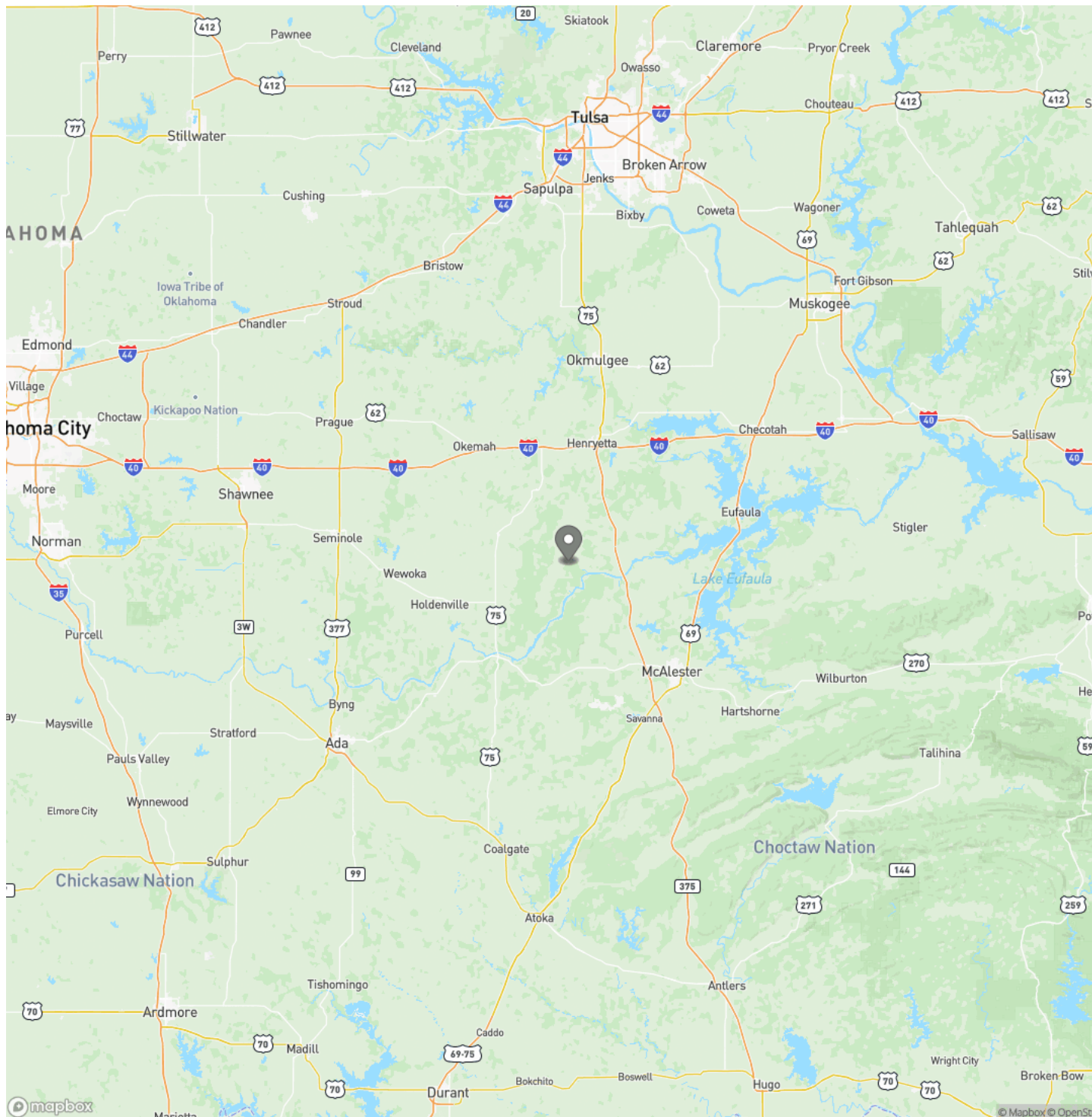
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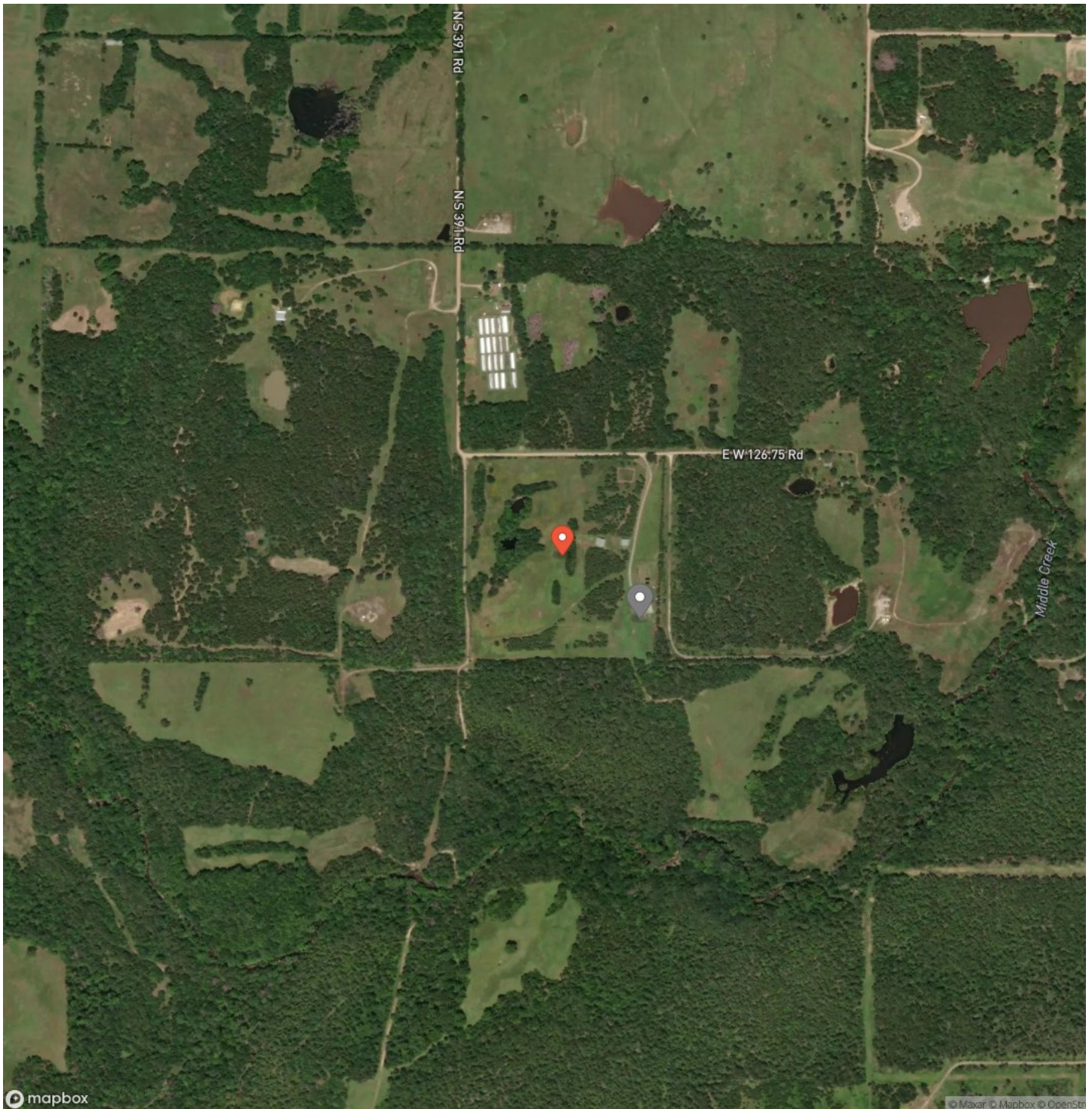
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Will Bellis

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Address

City / State / Zip

NOTES

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<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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