Ouachita Hill Hunting Farm
SE 170 RD
Wilburton, OK 74578

$210,000
140± Acres
Latimer County







ARROWHEAD
LAND COMPANY

MORE INFO ONLINE:

https://arrowheadlandcompany.com/

SUMMARY

Address
SE 170 RD

City, State Zip
Wilburton, OK 74578

County
Latimer County

Type
Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude
34.8112 / -95.1625

Acreage
140

Price
$210,000

Property Website
arrowheadlandcompany.com







PROPERTY DESCRIPTION

Tucked away in the hills of the Ouachita Mountains in Latimer County, this 140+/- acre property offers the kind of setup serious hunters and outdoorsmen are always searching for in Southeast Oklahoma! With a diverse mix of pine timber and mature hardwoods, the habitat is ideal for supporting and holding whitetail deer. The property is highlighted by a long ridge top that stretches through the farm, creating both south-facing and north-facing slopes. This variation in terrain not only adds to the beauty of the land but also provides ideal bedding, feeding, and travel patterns for wildlife throughout the seasons. At the base of the property, North Peachland Creek serves as a consistent water source and natural draw for game. Access is via a lease road on the section line, offering the privacy and seclusion that make a hunting property truly special. Whether you're chasing mature bucks, exploring the land, or setting up an off-grid hunting camp, this tract is made for it! With a proven track record of productive whitetail hunting and the right combination of cover, and topography, this is a property you can step onto and start enjoying immediately! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Jacob Lemons at (918) 271-8384 or Jay Cassels at (918) 617-8707 .

When purchasing a property listed by Arrowhead Land Company, LLC, a Buyer's Broker, if applicable, must be identified on first contact and must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation, if any, will be at the sole discretion of Arrowhead Land Company, LLC.

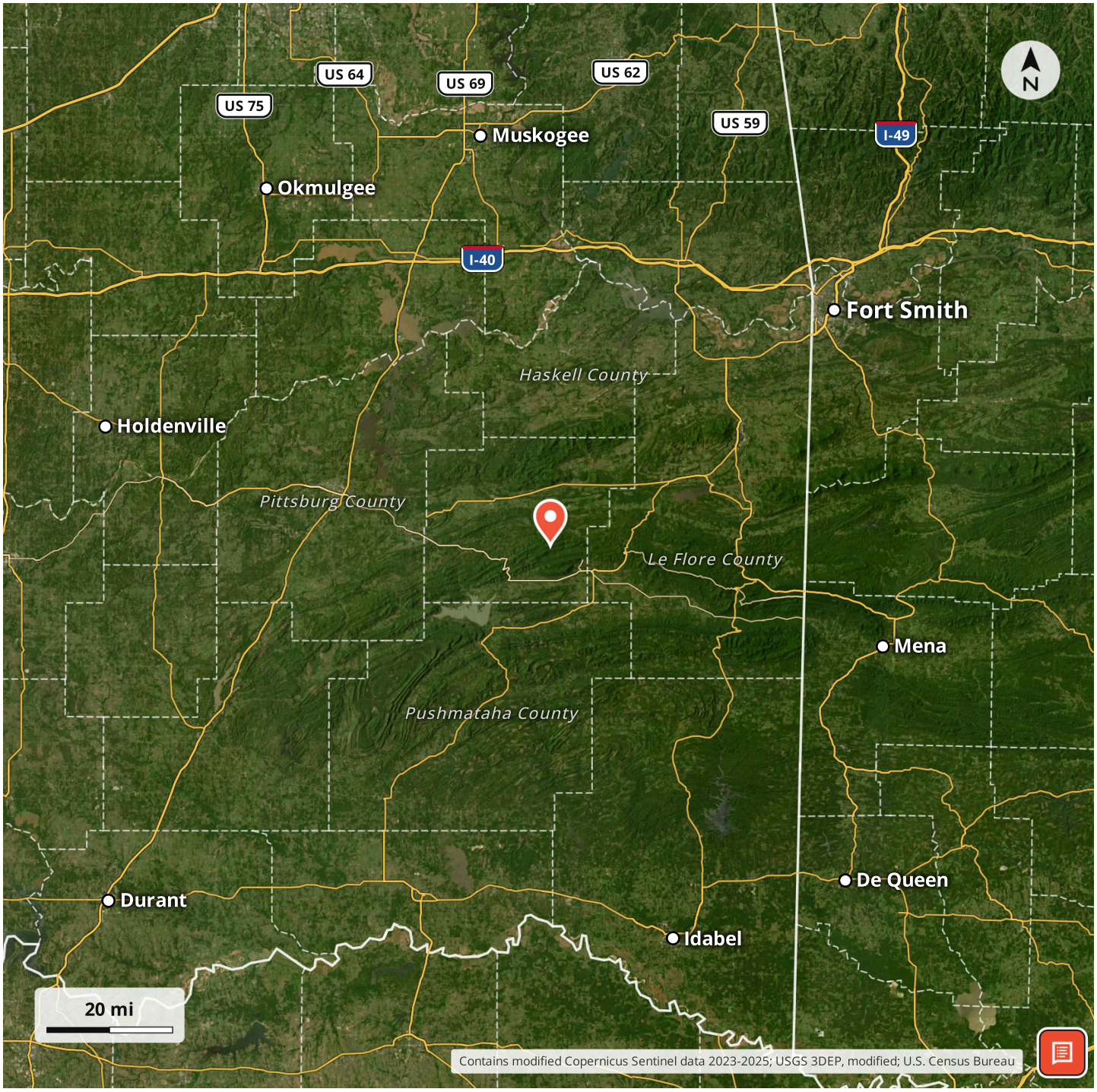
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey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








Regional Map



Locator Map

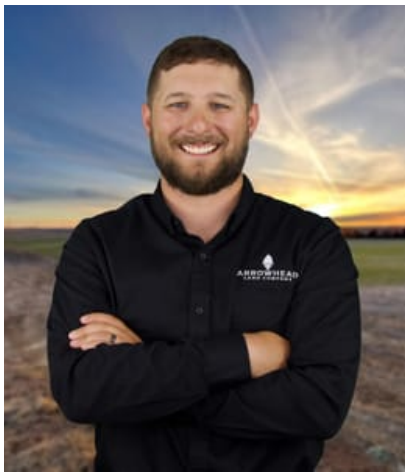

N
Photo Point
Photo Point
Panoramic View
Photo Point
Blind
0.5 mi
USGS 3DEP, modified

Aerial Map


N
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Photo Point
Panoramic View
Blind
Feeder
Photo Point
Blind
Photo Point
1000 ft
USGS 3DEP, modified

LISTING REPRESENTATIVE

For more information contact:



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DISCLAIMERS

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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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