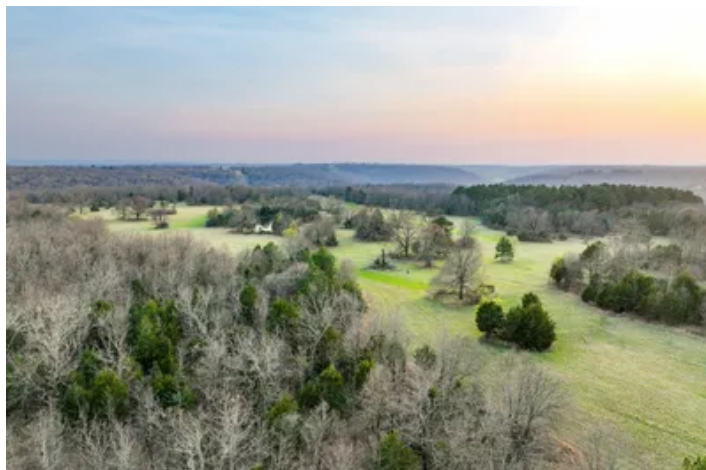


Brushy Creek Hunting Camp
E0964 Rd
Stoney Point, OK 74955

\$1,200,000
320± Acres
Sequoyah County



Brushy Creek Hunting Camp
Stoney Point, OK / Sequoyah County

SUMMARY

Address

E0964 Rd

City, State Zip

Stoney Point, OK 74955

County

Sequoyah County

Type

Hunting Land, Ranches, Recreational Land, Timberland

Latitude / Longitude

35.6073 / -94.6912

Acreage

320

Price

\$1,200,000

Property Website

<https://arrowheadlandcompany.com/property/brushy-creek-hunting-camp-sequoyah-oklahoma/101669/>



Brushy Creek Hunting Camp Stoney Point, OK / Sequoyah County

PROPERTY DESCRIPTION

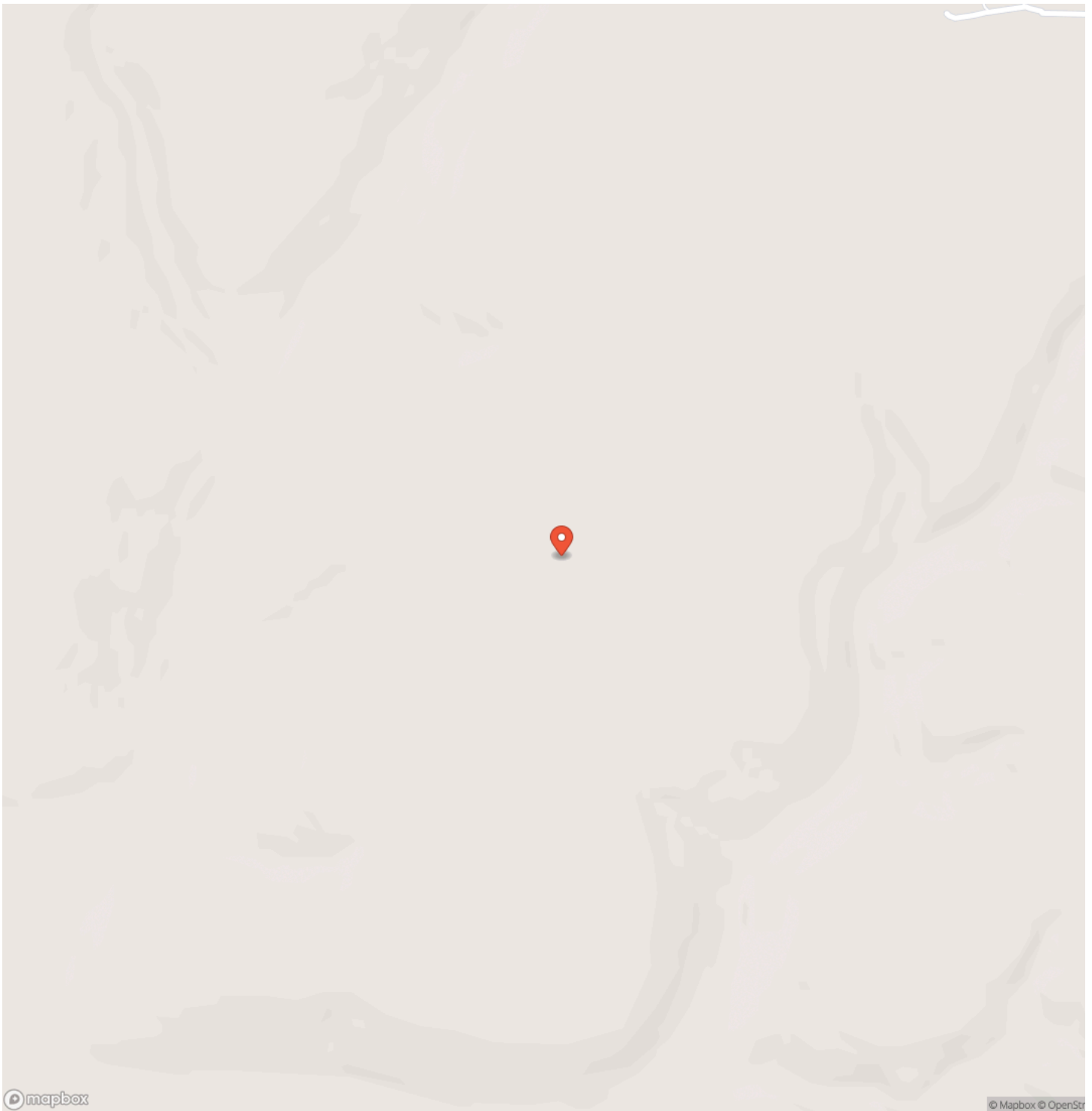
Situated in the scenic hills of Sequoyah County, this 320 ± acre Brushy Creek Hunting Camp offers a private setting with a diverse mix of habitat! The property also includes existing improvements that make it a true turn-key recreational tract. The land is primarily covered in mature timber, with a mix of hardwoods and pine, along with strategically placed clear cuts and established food plots that create ideal conditions for wildlife. The rolling Ozark terrain provides great views and natural vantage points, while native grass bedding areas are scattered throughout to enhance the overall habitat. At the center of the property sits a versatile barndominium featuring a full kitchen, bathroom, and an open studio-style layout with a loft that can serve as a bedroom or additional storage. Whether you're looking for a hunting cabin, weekend getaway, or even a full-time residence, this structure offers plenty of flexibility. A separate garage provides additional space for equipment and storage. The property is accessed via a deeded easement and opens along a prominent highland cut that runs through the center, with a road following its path for easy navigation across the acreage. Water is abundant here, with Brushy Creek running through the property along with three stocked ponds, providing reliable water sources for wildlife. The combination of water, cover, and elevation supports a strong population of deer and turkey, along with the occasional black bear, making this a premier hunting tract. Located approximately 12 ± miles from Sallisaw, 35 ± miles from Fort Smith, Arkansas, and 41 ± miles from Tahlequah. If you're looking for a large, private tract with diverse terrain and solid improvements, this Sequoyah County property is worth taking a look at! 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](tel:(918)271-8384) or Jay Cassels at [\(918\) 617-8707](tel:(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.

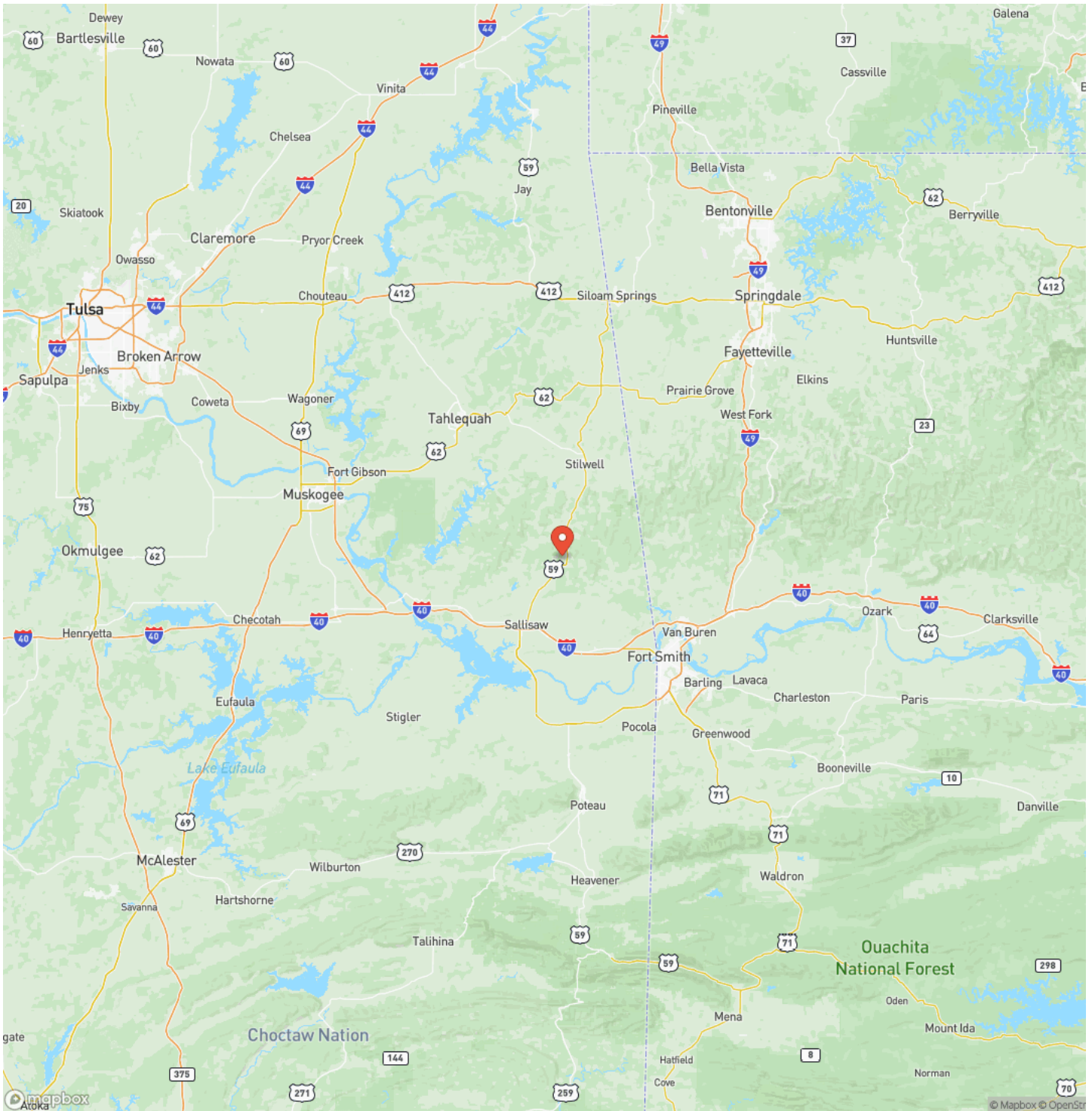
Brushy Creek Hunting Camp
Stoney Point, OK / Sequoyah County



Locator Map



Locator Map

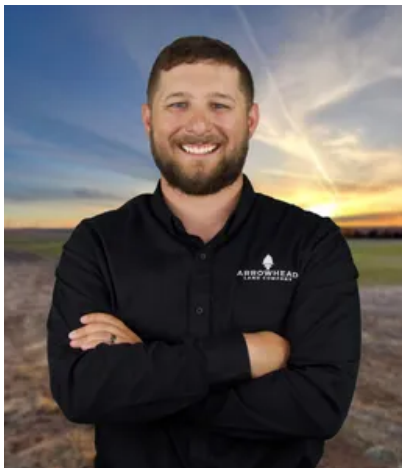


Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Jacob Lemons

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(580) 727-5019

Office

(620) 501-3688

Email

jacob.lemons@arrowheadlandcompany.com

Address

City / State / Zip

Laverne, OK 73848

NOTES

[illegible]

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



<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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