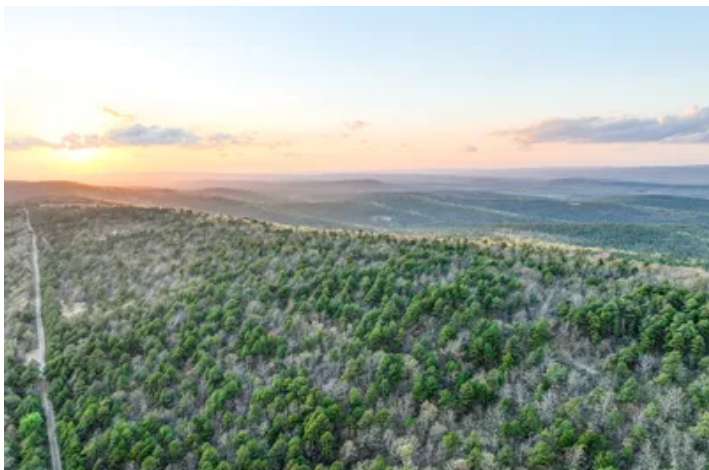


Ouachita Hill Hunting Farm
SE 170 RD
Wilburton, OK 74578

\$210,000
140± Acres
Latimer County



Ouachita Hill Hunting Farm
Wilburton, OK / Latimer County

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

<https://arrowheadlandcompany.com/property/ouachita-hill-hunting-farm-latimer-oklahoma/102263/>



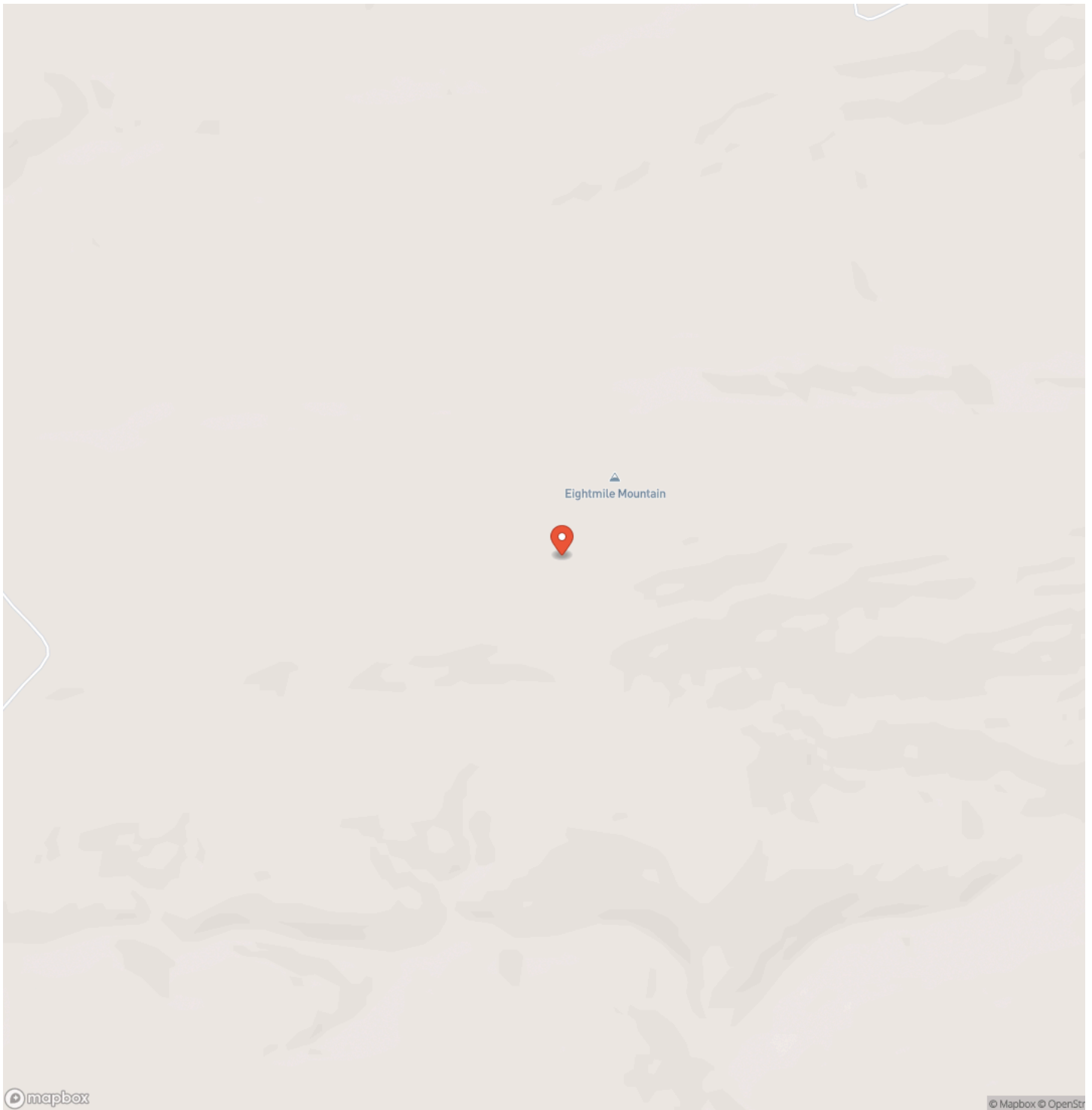
PROPERTY DESCRIPTION

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](tel:9182718384) or 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.

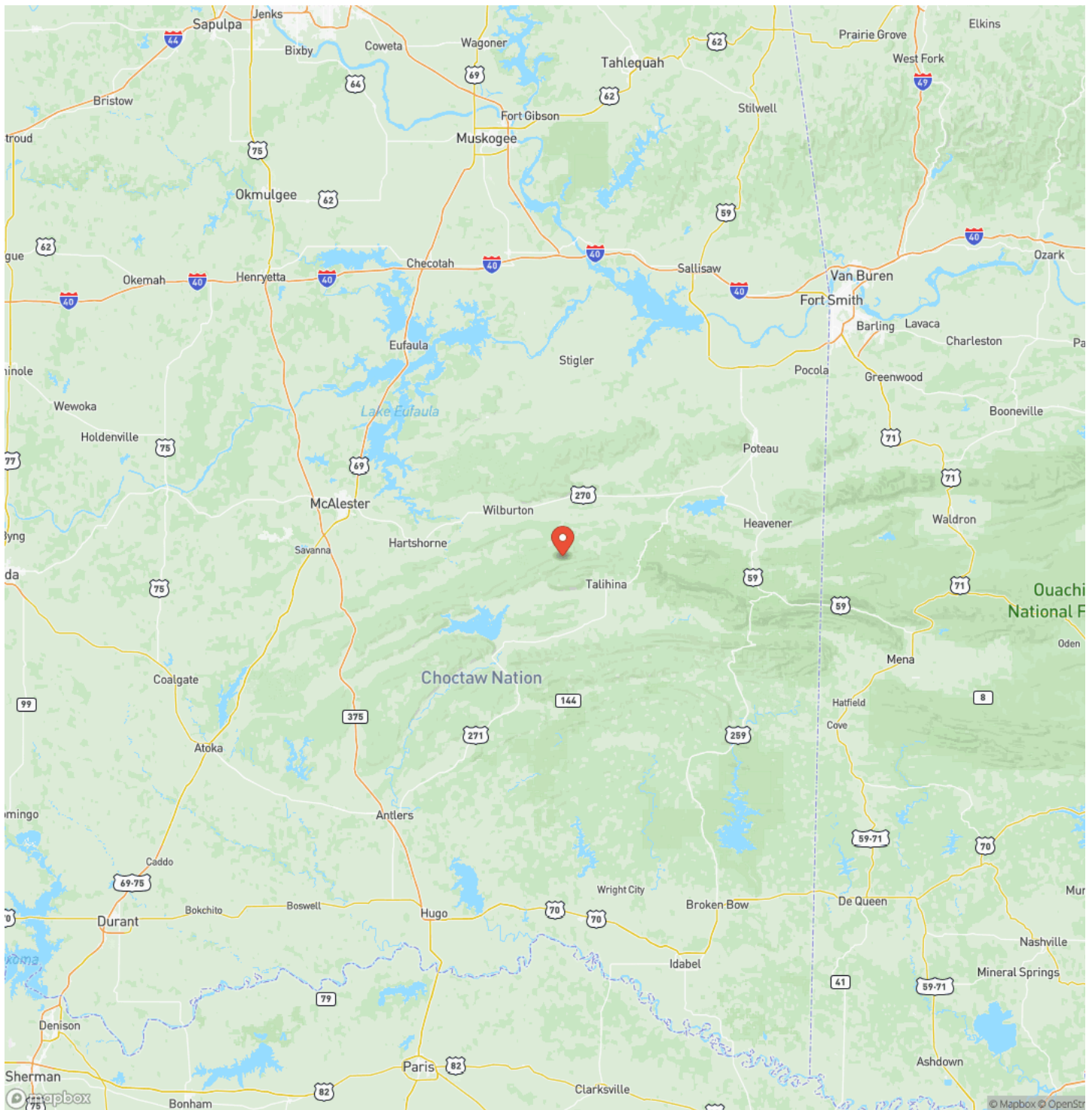
Ouachita Hill Hunting Farm
Wilburton, OK / Latimer County



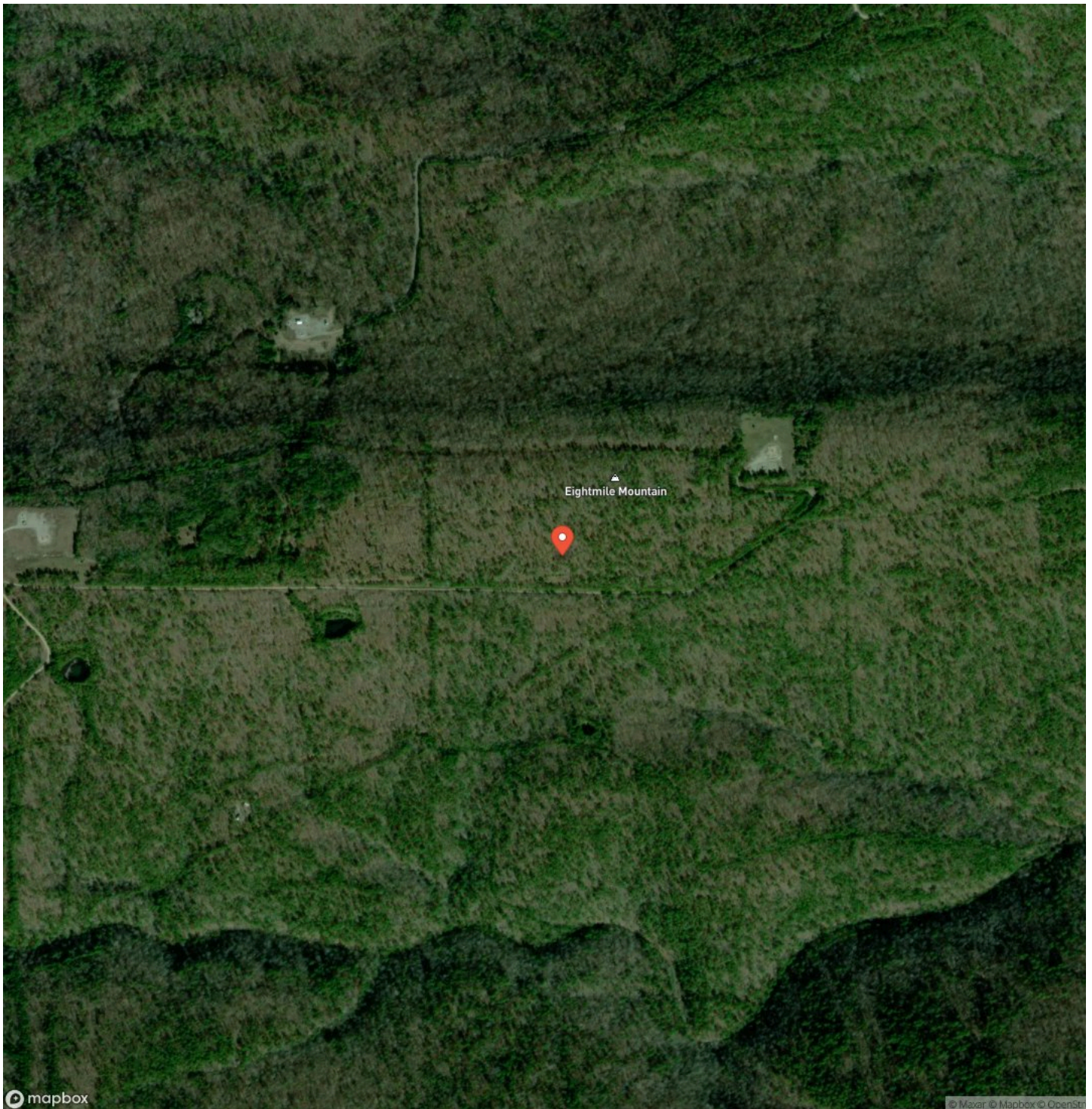
Locator Map



Locator Map

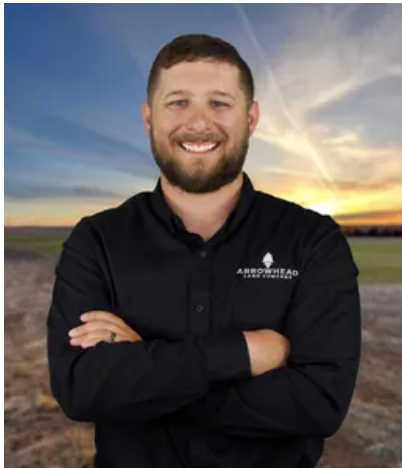


Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Jacob Lemons

Mobile

(580) 727-5019

Office

(620) 501-3688

Email

jacob.lemons@arrowheadlandcompany.com

Address

City / State / Zip

Laverne, OK 73848

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.

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

