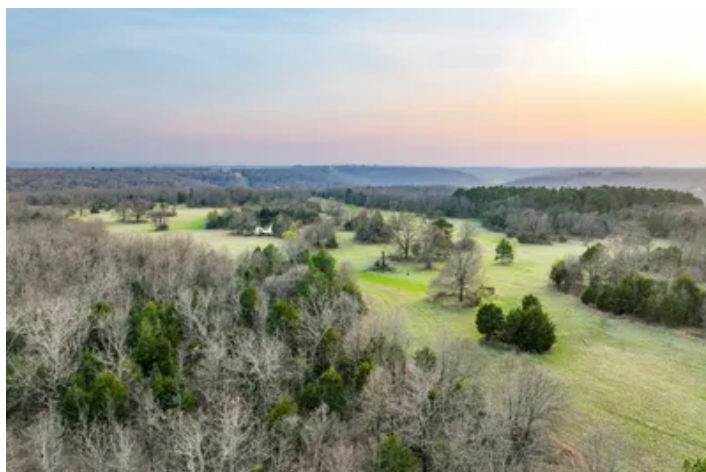


Brushy Creek Hunting Camp
E0964 Rd
Stoney Point, OK 74955

\$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/>



PROPERTY DESCRIPTION

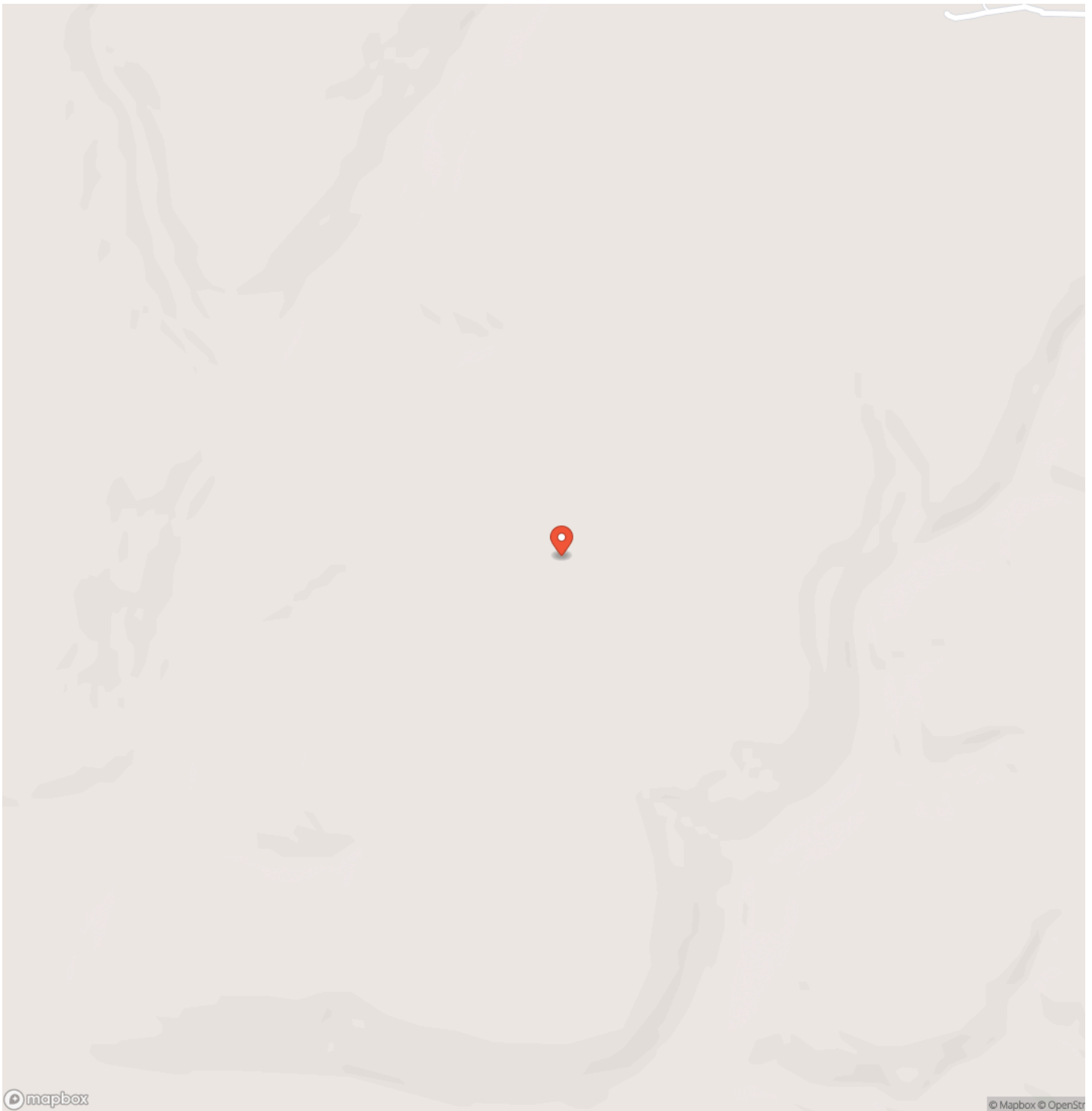
Situated in the scenic hills of Sequoyah County, this 320 ± acre Brushy Creek Hunting Camp offers a private setting with a diverse mix of habitat! The property also includes existing improvements that make it a true turn-key recreational tract. The land is primarily covered in mature timber, with a mix 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: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.

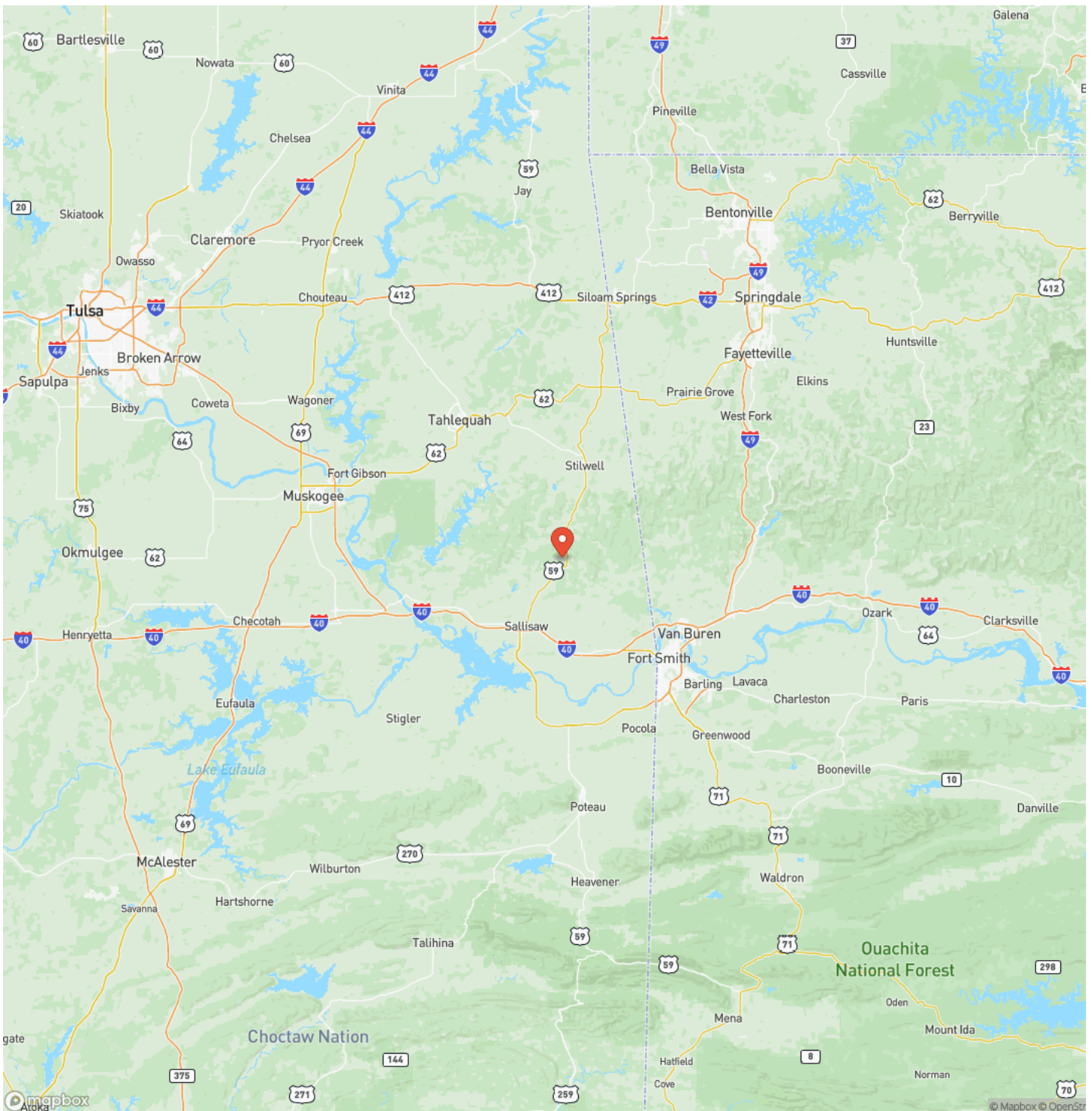
Brushy Creek Hunting Camp
Stoney Point, OK / Sequoyah County



Locator Map



Locator Map

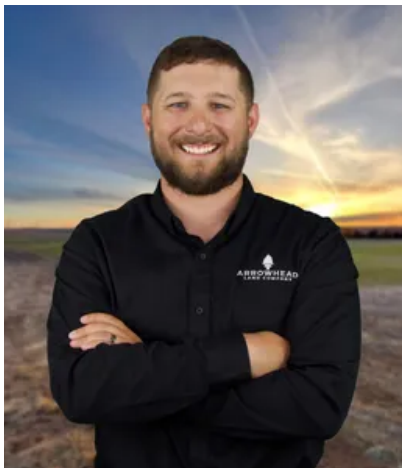


Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

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(620) 501-3688

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NOTES

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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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