

Hilltop Recreational Tract
D390 Rd
Dustin, OK 74839

\$59,900
20± Acres
Hughes County



Hilltop Recreational Tract
Dustin, OK / Hughes County

SUMMARY

Address

D390 Rd

City, State Zip

Dustin, OK 74839

County

Hughes County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

35.27086 / -96.088474

Acreage

20

Price

\$59,900

Property Website

<https://arrowheadlandcompany.com/property/hilltop-recreational-tract-hughes-oklahoma/100783/>



PROPERTY DESCRIPTION

Price Reduced!! Tucked away in the hills of Hughes County, Oklahoma, this 20 ± acre hunting and recreational property offers a quiet and secluded setting with the kind of terrain and timber that make it well suited for recreational use! The property sits primarily on a higher elevation, creating a hilltop feel while the land gradually declines in topography from north to south. The land is mostly covered with mature timber with a few open pockets scattered throughout, creating natural areas that could easily be used for feeders, blinds, or small food plots. The mix of cover and terrain provides great habitat for wildlife, and the property is known to hold whitetail deer and turkey, making it a solid setup for a small hunting tract. With road frontage on two sides, access to the property is convenient while still maintaining the privacy and seclusion that makes it appealing as a recreational retreat. The layout of the land also provides several potential locations for building, whether that be a small hunting cabin or setting up an RV with a hookup. Neighboring properties in the area have already been developed with barns and improvements, showing the potential of possibilities this tract could offer. The property is located approximately 40 ± minutes from Eufaula and Lake Eufaula, 1 hour 30 ± minutes from Tulsa, and about 1 hour 45 ± minutes from Oklahoma City, allowing for an easy drive while still enjoying a peaceful rural environment. With its hilltop setting, timber cover, and secluded location, this property offers a great opportunity for a small hunting retreat or recreational getaway in Dustin, Oklahoma! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Owen Bellis at [\(918\) 367-7050](tel:9183677050).

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.

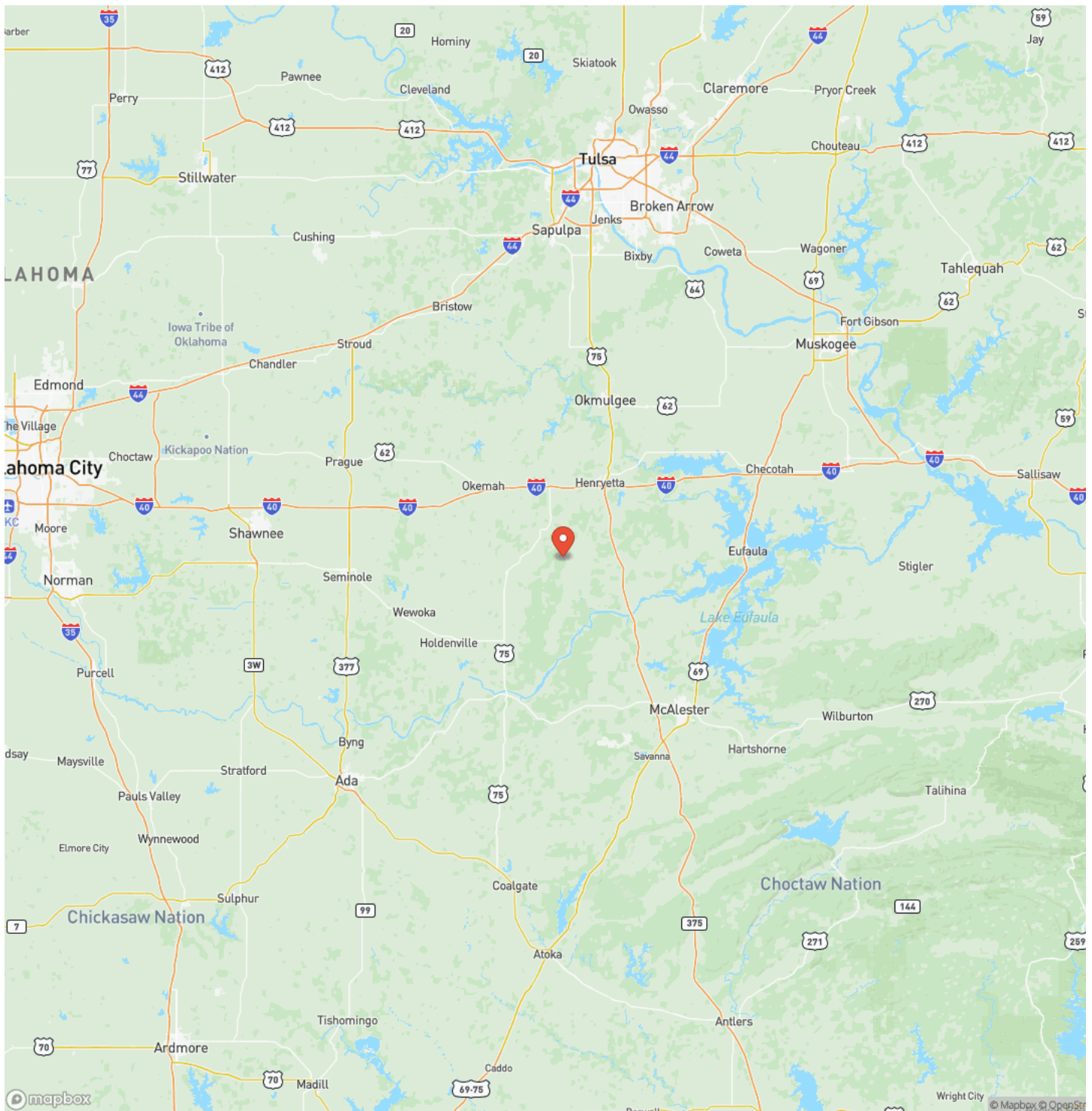
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Dustin, OK / Hughes County



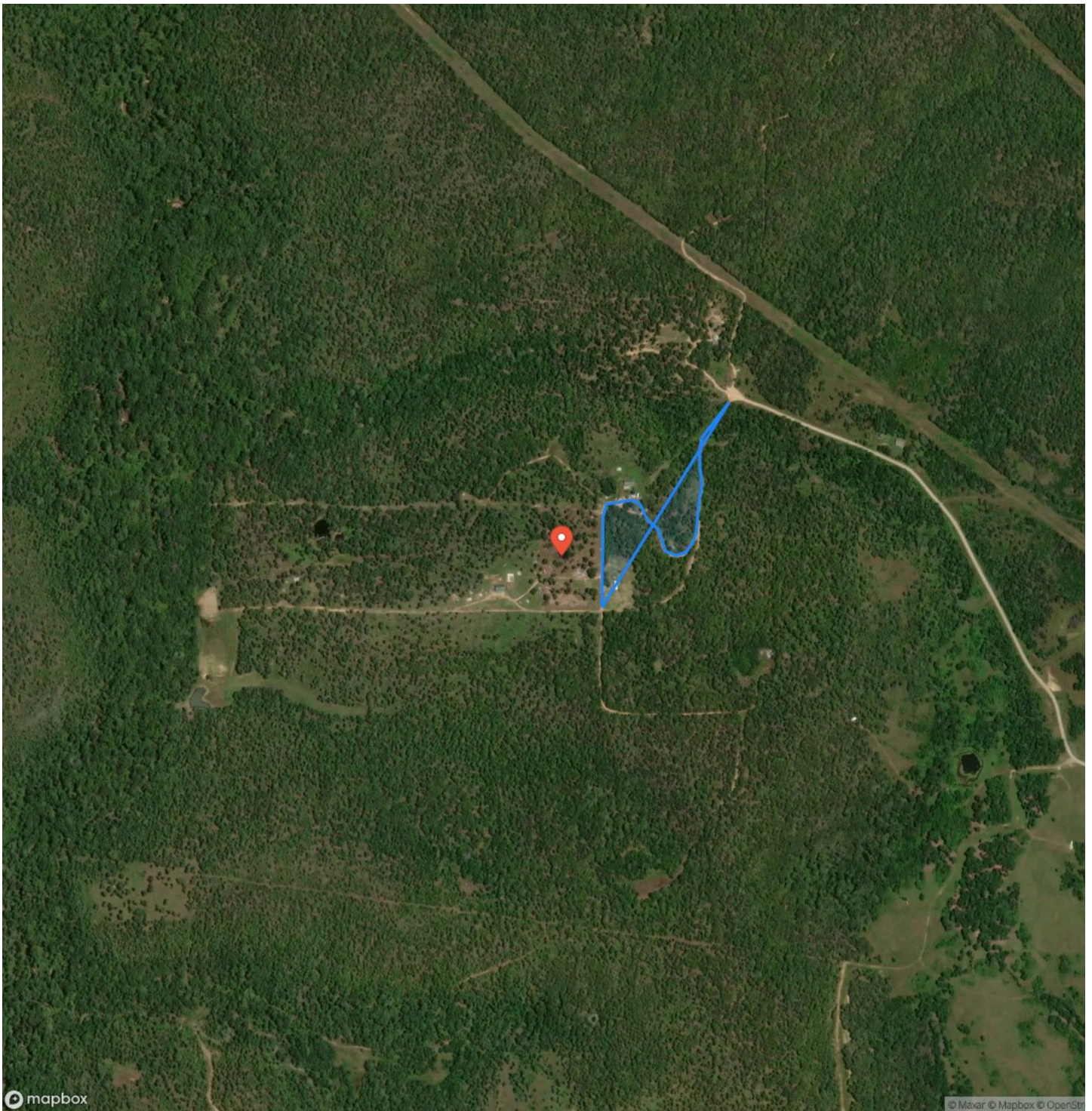
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Owen Bellis

Mobile

(918) 367-7050

Email

owen.bellis@arrowheadlandcompany.com

Address

City / State / Zip

Kellyville, OK 74039

NOTES

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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.



<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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