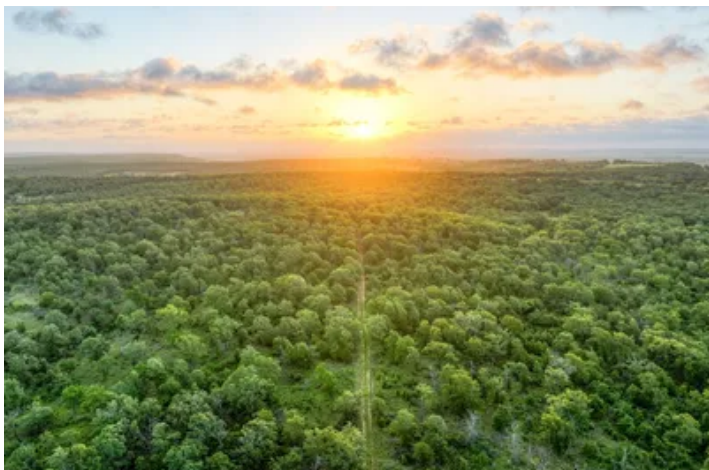


Secluded Timber Tract
00 D3884 Rd
Dustin, OK 74839

\$276,000
120± Acres
Hughes County



Secluded Timber Tract
Dustin, OK / Hughes County

SUMMARY

Address

00 D3884 Rd

City, State Zip

Dustin, OK 74839

County

Hughes County

Type

Hunting Land, Recreational Land, Timberland, Undeveloped Land

Latitude / Longitude

35.2498 / -96.0982

Acreage

120

Price

\$276,000

Property Website

<https://arrowheadlandcompany.com/property/secluded-timber-tract-hughes-oklahoma/110340/>



Secluded Timber Tract Dustin, OK / Hughes County

PROPERTY DESCRIPTION

If you've been searching for a secluded hunting property with excellent wildlife habitat and beautiful timber, this 120+/- acre tract in Hughes County deserves a close look! Covered almost entirely in hardwood timber, the property features gently rolling terrain that creates ideal travel corridors and bedding areas for wildlife while remaining easy to navigate. A network of two-track trails provides access throughout the property, making it convenient to reach hunting locations, explore the land, or enjoy recreational activities. Several small clearings are already in place, offering excellent opportunities for potential food plots, feeders, or hunting stands. This tract is loaded with wildlife, including whitetail deer, wild turkey, and feral hogs, making it an outstanding setup for hunters. The dense hardwood canopy, natural cover, and secluded setting create the perfect habitat for game while providing the privacy that is increasingly difficult to find. Despite its remote feel, electric service is available nearby, providing future potential for a cabin, hunting camp, or weekend retreat. Whether you're looking for a productive hunting property or a private recreational getaway, this Hughes County tract offers the habitat, seclusion, and potential to create your own outdoor paradise! The property is located 9+/- miles from Wetumka, 20+/- miles from Henryetta, and 36+/- miles from Okemah! 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.

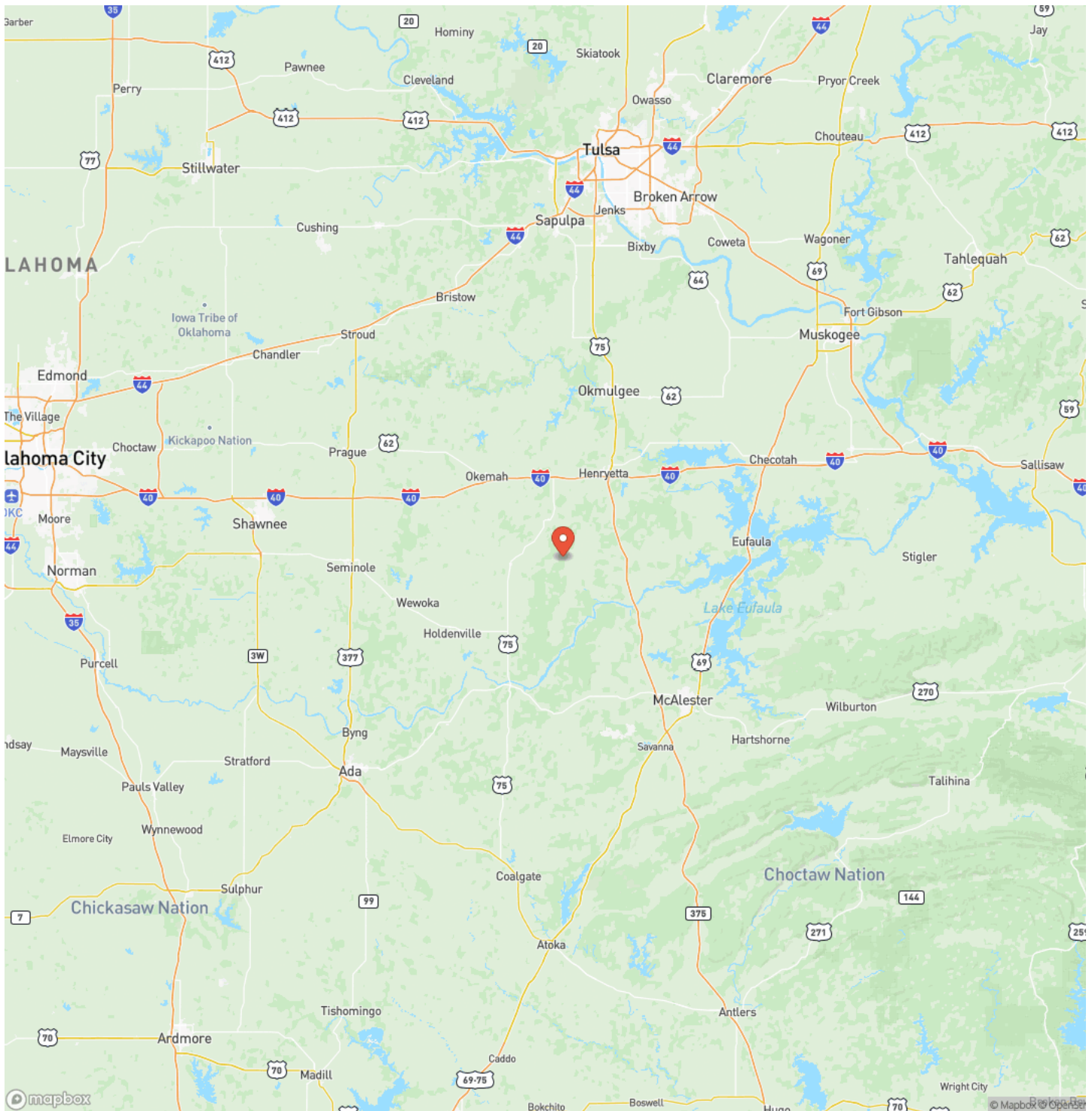
Secluded Timber Tract
Dustin, OK / Hughes County



Locator Map



Locator Map



Satellite Map



Secluded Timber Tract
Dustin, OK / Hughes County

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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<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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