

Elk Fall Ranch
0000 E 1350 Rd
Lamar, OK 74850

\$560,000
160± Acres
Hughes County



Elk Fall Ranch
Lamar, OK / Hughes County

SUMMARY

Address

0000 E 1350 Rd

City, State Zip

Lamar, OK 74850

County

Hughes County

Type

Farms, Hunting Land, Ranches, Recreational Land, Timberland

Latitude / Longitude

35.0576 / -96.1127

Dwelling Square Feet

400

Bedrooms / Bathrooms

1 / 1

Acreage

160

Price

\$560,000

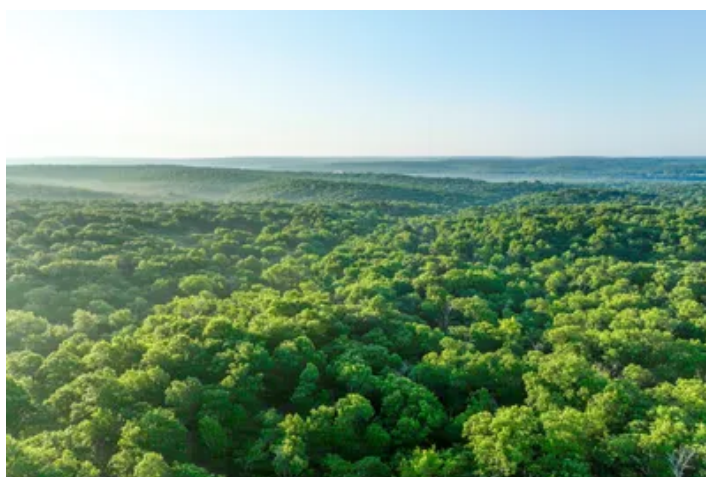
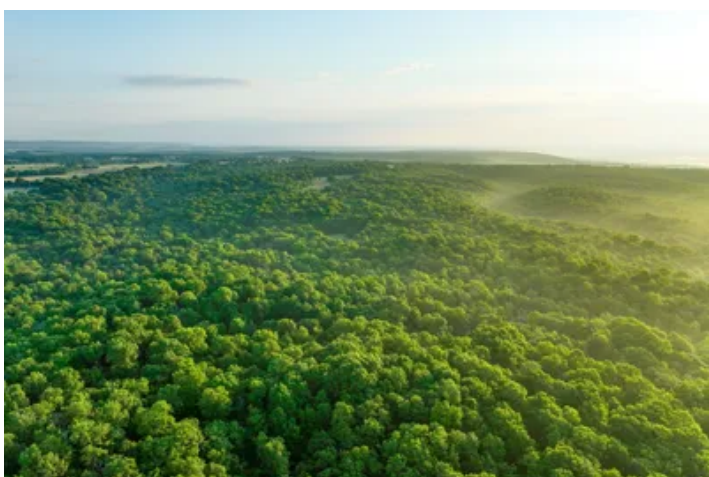
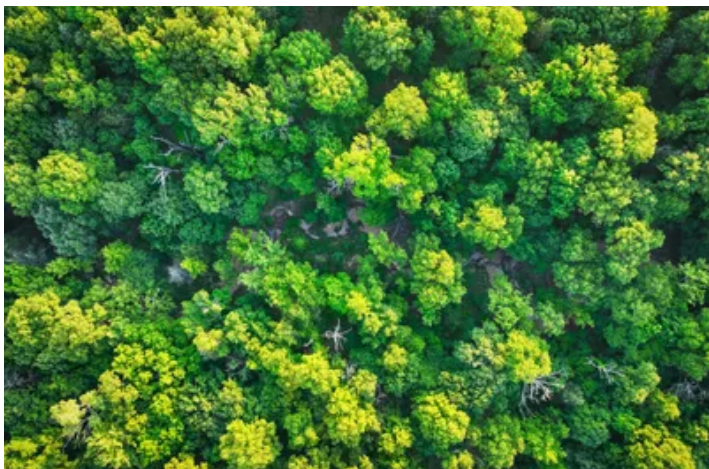
Property Website

<https://arrowheadlandcompany.com/property/elk-fall-ranch-hughes-oklahoma/106597/>

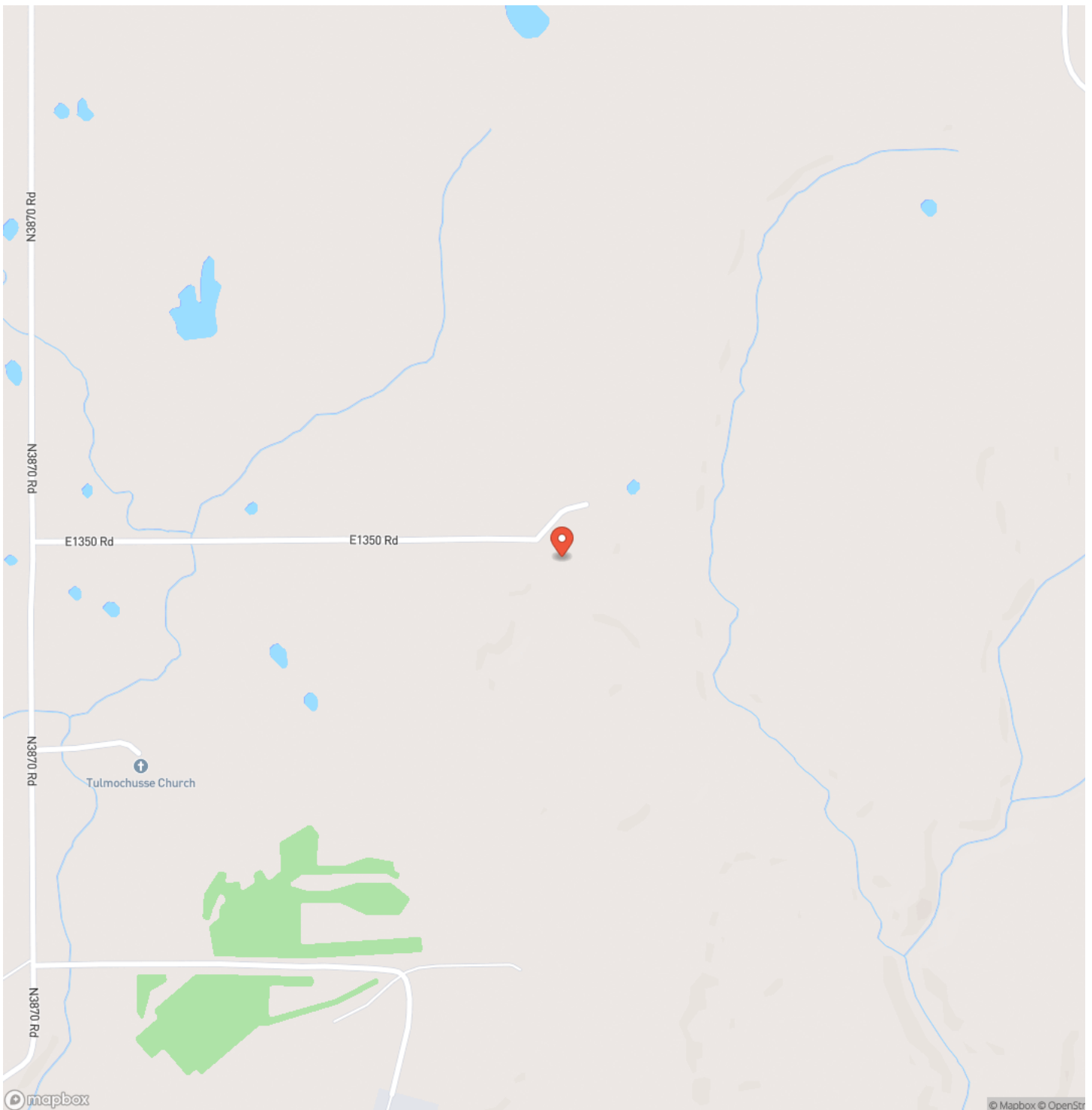


PROPERTY DESCRIPTION

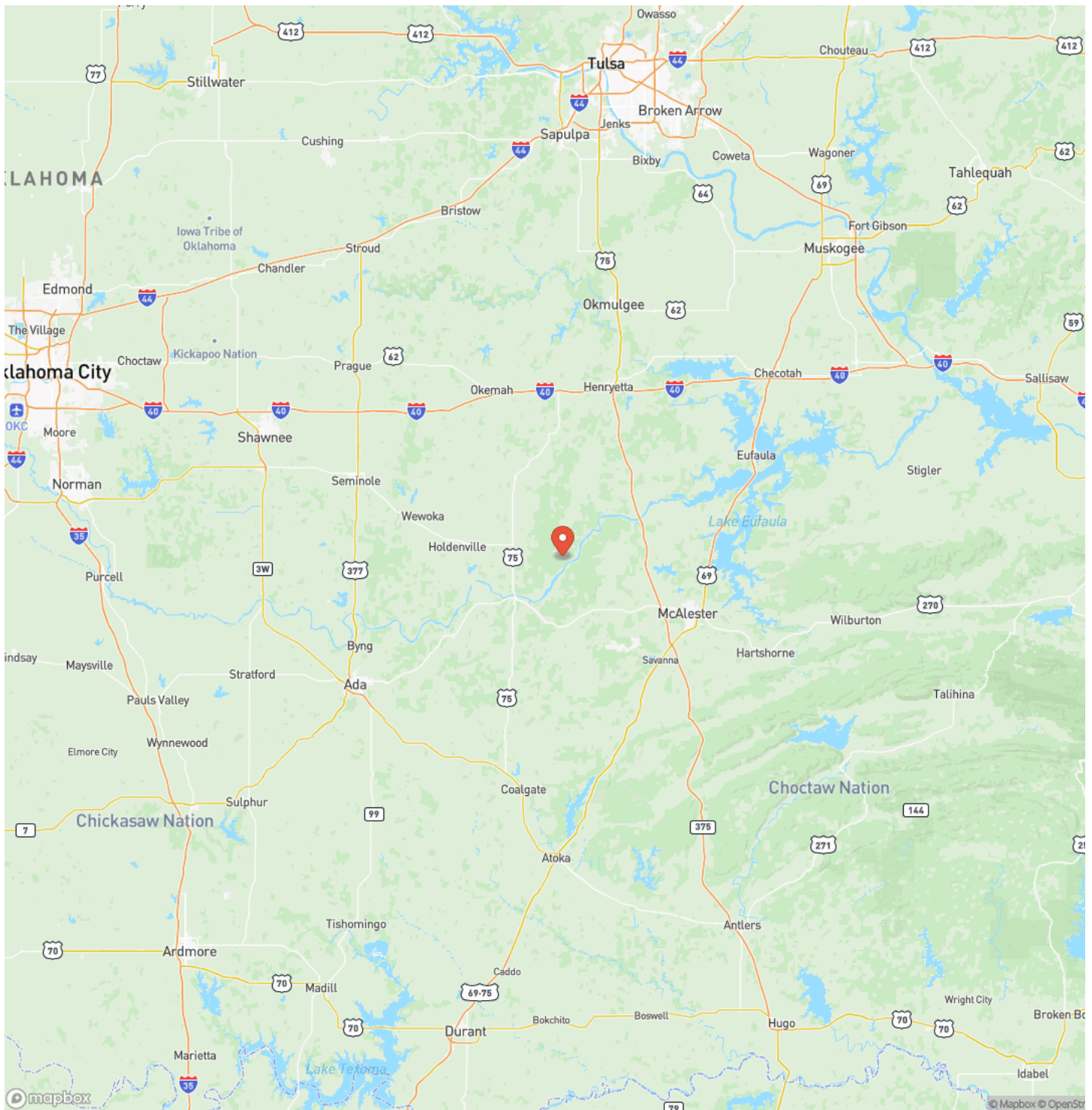
This exceptional 160+/- acre recreational and hunting property in Hughes County, Oklahoma is the kind of tract that doesn't come available often! Blanketed in mature white and red oaks, the timber stand is as impressive as any in the region, with a clean, park-like understory maintained through a proven program of periodic controlled burns. The result is a property that is as beautiful to walk as it is productive to hunt. Wildlife on this tract is genuinely elite consisting of trophy whitetail deer, elk, eastern turkey, feral hogs, and native quail all call this property home, making it a unique opportunity for the multi-species hunter. Three established food plot locations have historically been worked with sweet corn, cereal grains and brassicas as well as watermelons, and pumpkins, drawing and holding game throughout the season. The plots are well-sited and ready for the next owner's program. A creek winds through the property, complete with a natural waterfall, an aesthetic and functional centerpiece. A stocked pond adds fishing to the already lengthy list of recreation available on the ground. Positioned just 800+/- yards from the Canadian River, the property benefits from incredible wildlife travel corridors and the added recreational access that comes with proximity to one of Oklahoma's signature rivers. Maintained two track trails run throughout, giving vehicle access to the entire property! A 400+/- sq ft cabin sits at the front of the property offering immediate overnight utility. An outhouse services the cabin, and the setup is ready to use from day one! The property is located 20+/- miles from Holdenville, 38+/- miles from Okemah and 49+/- miles from McAlester! Don't miss out on your chance of owning Elk Fall Ranch! 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.



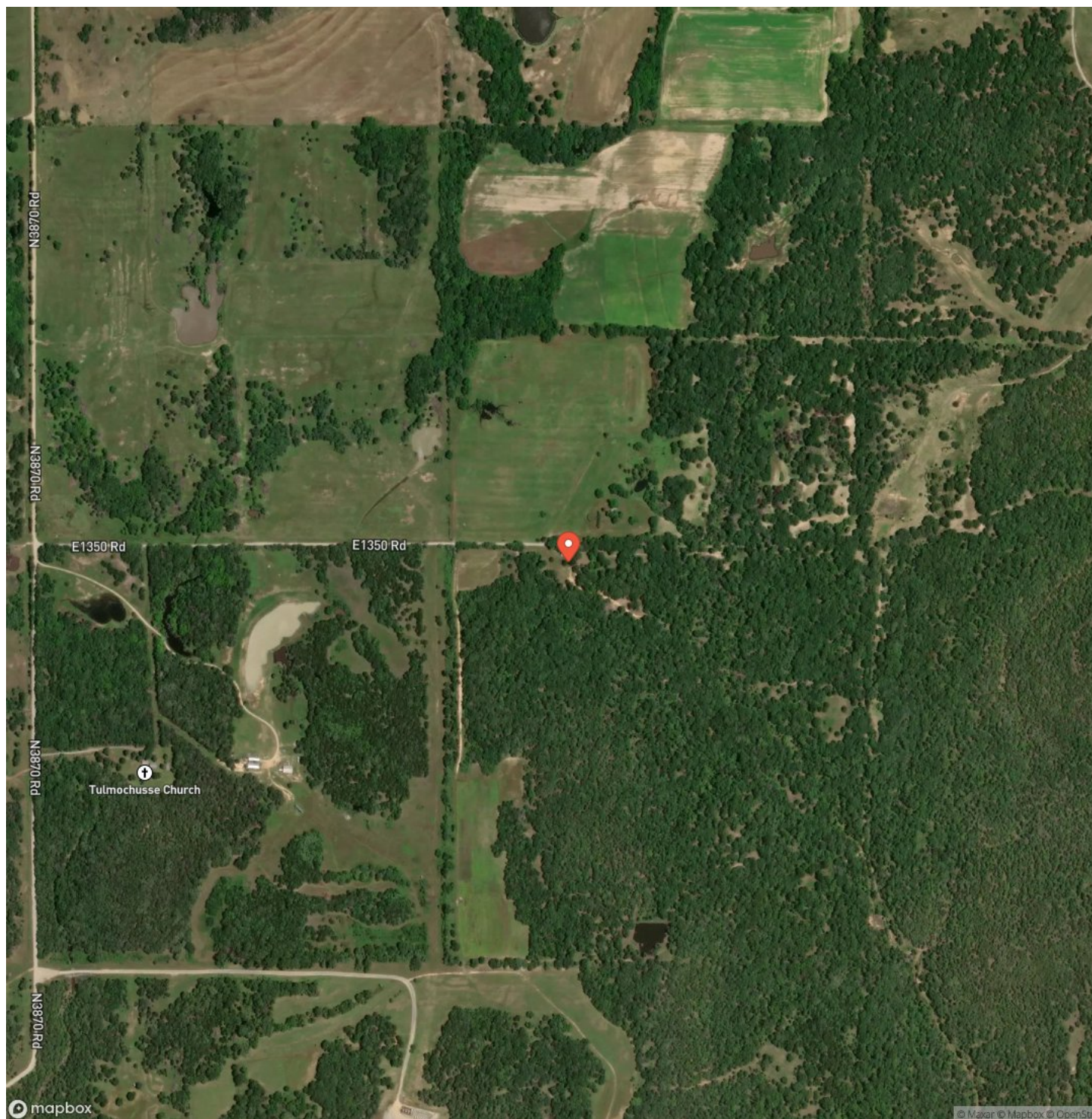
Locator Map



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

[illegible]

This image shows a single 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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