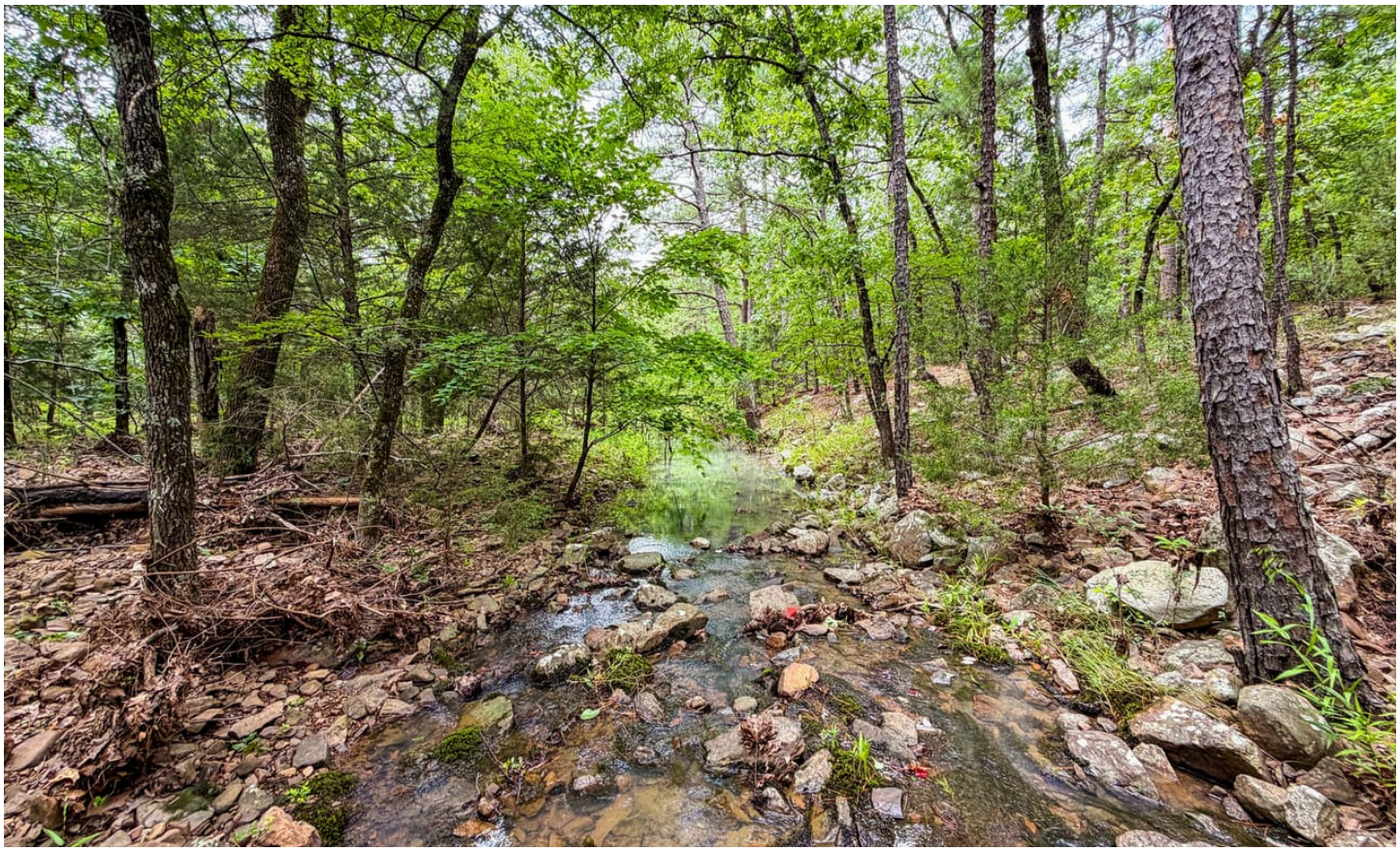
**Wooded Creek Remote Tract**
**00 Hw 1**
**Yanush, OK 74578**

**$28,000**
**5± Acres**
**Latimer County**







ARROWHEAD
LAND COMPANY



**MORE INFO ONLINE:**

**https://arrowheadlandcompany.com/**

## SUMMARY

**Address**
00 Hw 1

**City, State Zip**
Yanush, OK 74578

**County**
Latimer County

**Type**
Hunting Land, Recreational Land, Undeveloped Land, Timberland

**Latitude / Longitude**
34.7748 / -95.3129

**Acreage**
5

**Price**
$28,000

**Property Website**
arrowheadlandcompany.com







## PROPERTY DESCRIPTION

Escape to the peace and privacy of this 5+/- acre wooded tract in Latimer County, Oklahoma! Covered in a healthy mix of mature pine and hardwood timber, this secluded property offers the perfect setting for hunting, recreation, or building an off-grid cabin retreat. A wet-weather creek winds through the property, providing a natural travel corridor for deer and other native wildlife. The varied topography features both north and south facing slopes, creating great habitat and adding character to the landscape. Accessed by approximately a half-mile lease road, this tract offers exceptional seclusion while remaining just a short drive from nearby highways and everyday amenities. Whether you're searching for a hunting getaway or a weekend escape, this property is full of potential! The property is located 13+/- miles from Potato Hills Beach on Sadris Lake, 18+/- miles from Clayton and 31+/- miles from McAlester. 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 .

When purchasing a property listed by Arrowhead Land Company, LLC, a Buyer's Broker, if applicable, must be identified on first contact anc must be present at the initial showing of the property in order to participate in a real estate commission. If these conditions are not met, compensation, if any, will be at the sole discretion of Arrowhead Land Company, LLC.

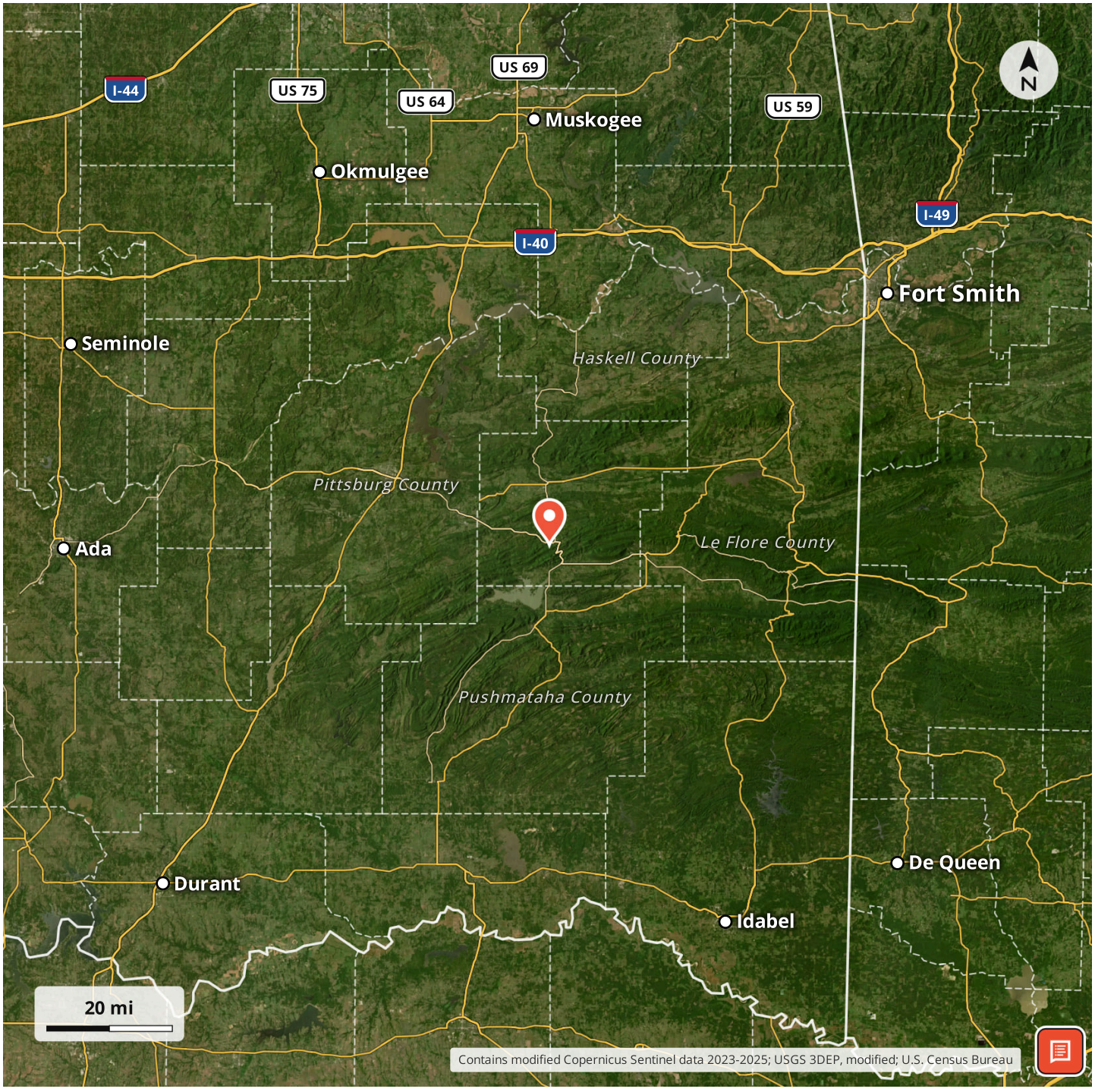
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.







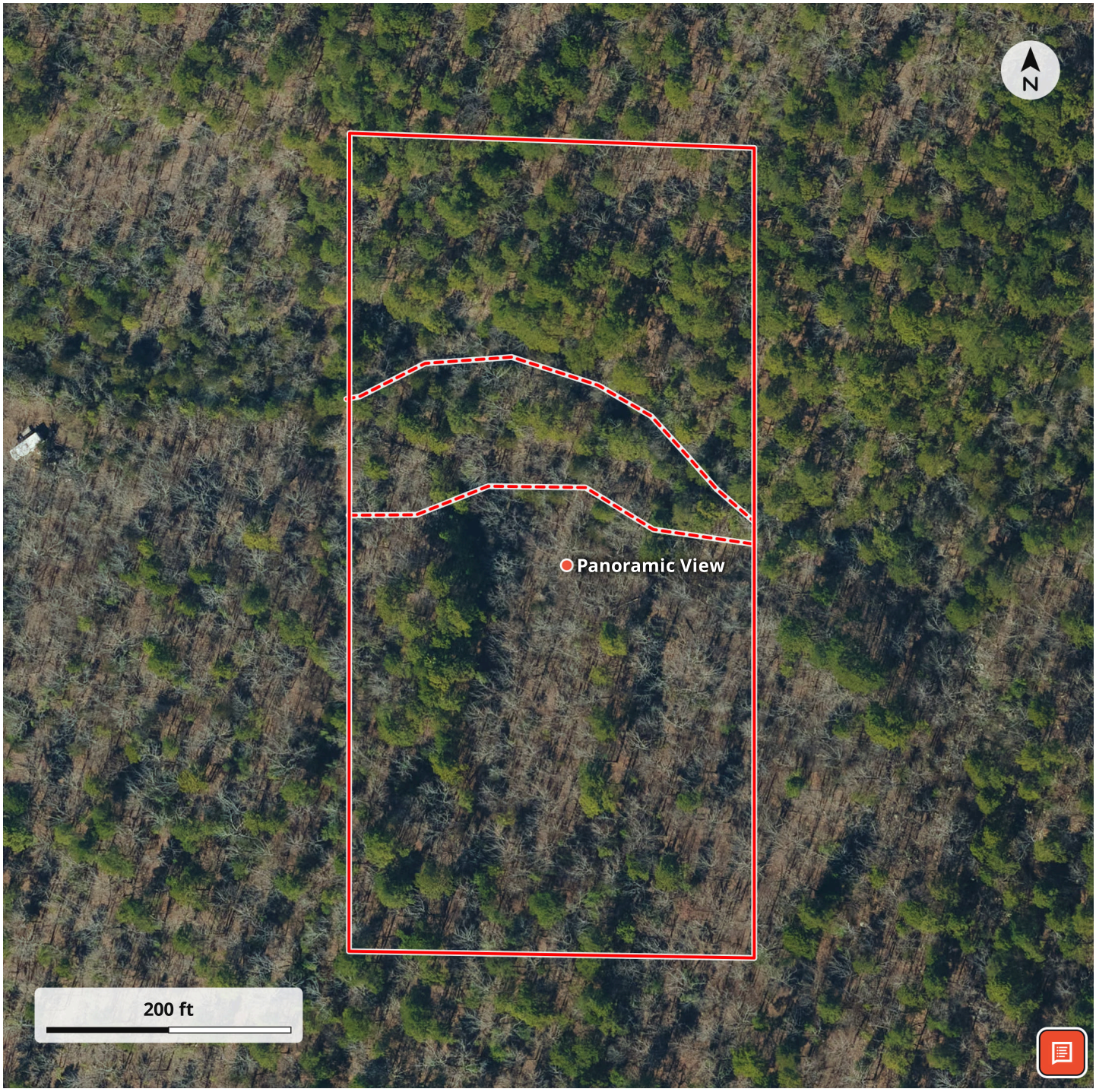

# Regional Map



# Locator Map


N
SE Hwy 1
State Hwy 1
Panoramic View
1000 ft
USGS 3DEP, modified; U.S. Census Bureau

# Aerial Map



## LISTING REPRESENTATIVE

**For more information contact:**



**Representative**
Owen Bellis

**Mobile**
(918) 367-7050

**Email**
owen.bellis@arrowheadlandcompany.com

**City / State / Zip**
Kellyville, OK 74039

## NOTES

**NOTES**

## 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/**