

Pine Valley Hunting Tract
SH-1
Wilburton, OK 74578

\$28,900
5± Acres
Latimer County



Pine Valley Hunting Tract
Wilburton, OK / Latimer County

SUMMARY

Address

SH-1

City, State Zip

Wilburton, OK 74578

County

Latimer County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

34.7889 / -95.3294

Acreage

5

Price

\$28,900

Property Website

<https://arrowheadlandcompany.com/property/pine-valley-hunting-tract-latimer-oklahoma/100782/>



PROPERTY DESCRIPTION

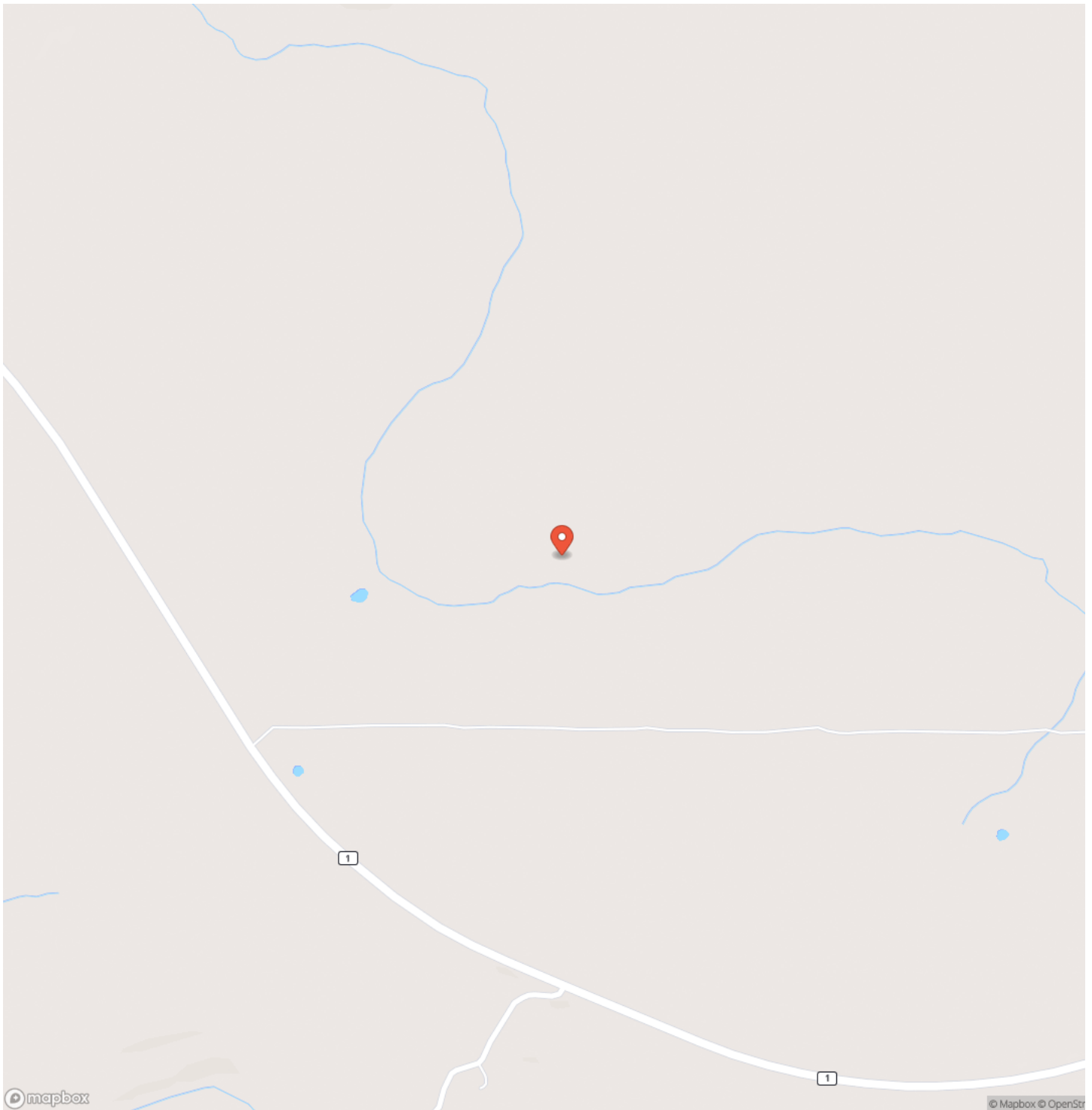
PRICE REDUCED!! Tucked into the hills of Southeastern Oklahoma near Wilburton, this 5 ± acre property in Latimer County offers a quiet setting surrounded by the natural beauty the area is known for! Accessed by an easement, the land begins at a higher elevation before gradually dropping in topography to the lowpoint of the property. At the bottom lies a nice flowing wet-weather creek that winds through the timber before the terrain gradually rises again on the opposite side. The entire tract is covered in mature pine trees, giving the property a true mountain feel and providing excellent cover for wildlife. The terrain and timber create a natural environment that supports whitetail deer and turkey, making it a great small hunting property for someone looking for a private place to spend time outdoors. Beyond recreation, the property also offers potential as a future homesite or hunting cabin location. With some selective clearing, the natural landscape could open up to create a beautiful building site while still maintaining privacy and the surrounding wooded setting. Nearby homes in the area show that building in this location is certainly possible. The property is located approximately 37 ± minutes from McAlester, 1 hour from Antlers, 1 hour 5 ± minutes from Lake Eufaula, and about 1 hour 40 ± minutes from Fort Smith, Arkansas, allowing for convenient access while still enjoying a peaceful rural environment. Whether you're looking for a small hunting property, a quiet getaway, or a place to build a cabin in the woods, this tract offers a great opportunity to enjoy the natural beauty of Southeastern 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.

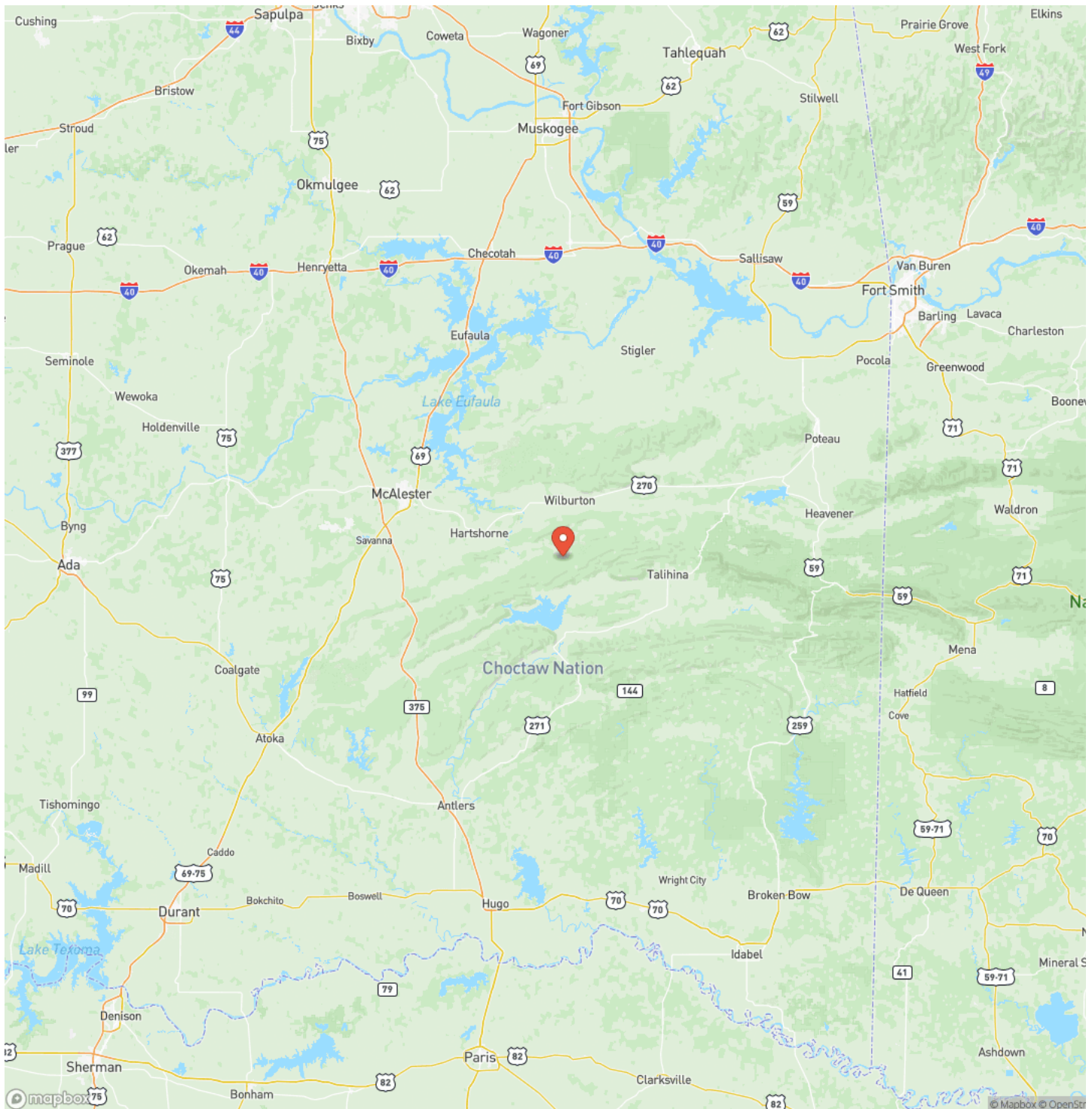
Pine Valley Hunting Tract
Wilburton, OK / Latimer County



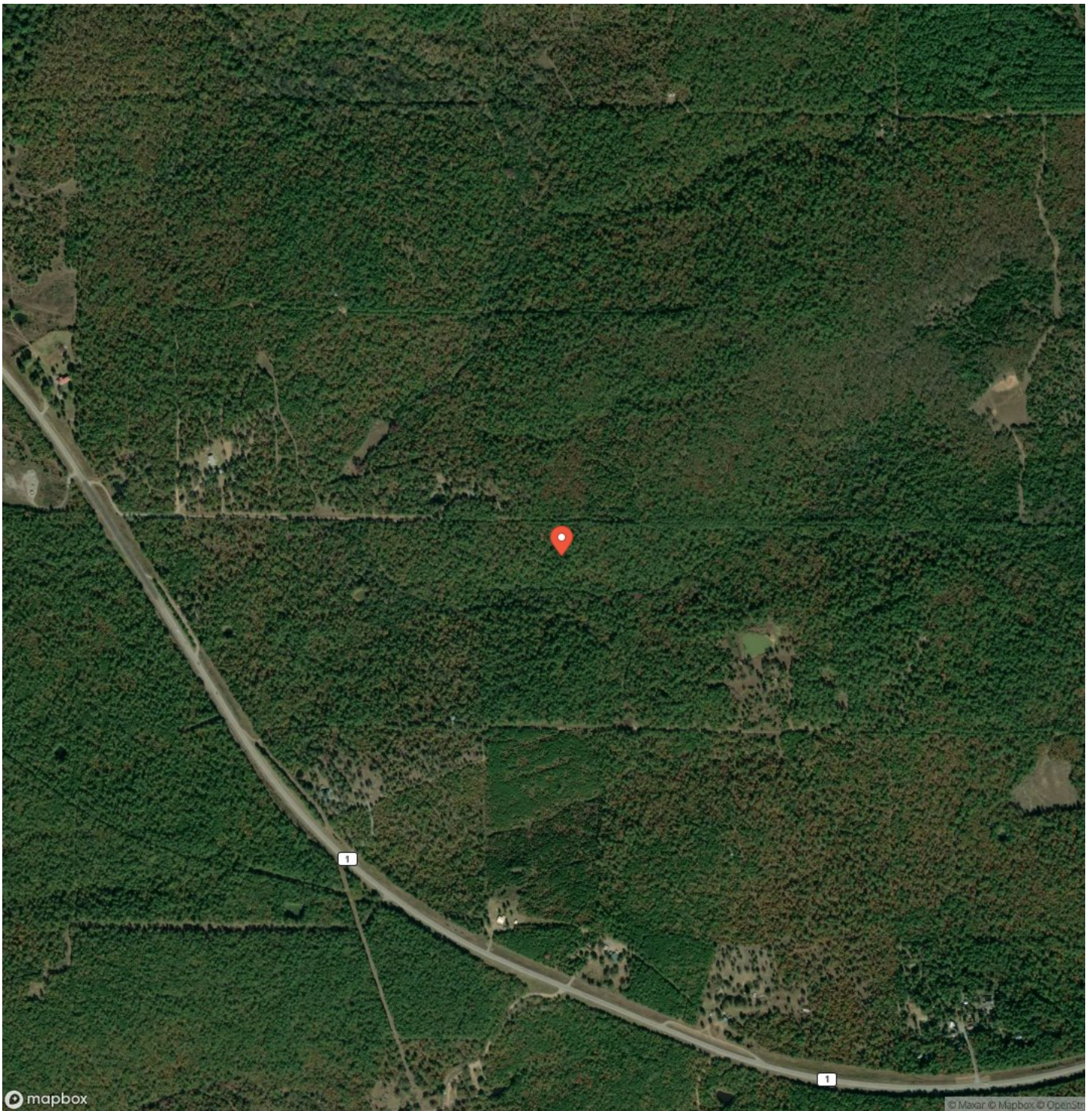
Locator Map



Locator Map



Satellite Map



Pine Valley Hunting Tract

Wilburton, OK / Latimer 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

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

[illegible]

<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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
<https://arrowheadlandcompany.com/>

