Hilltop Recreational Tract
D390 Rd
Dustin, OK 74839

$59,900
20± Acres
Hughes County







ARROWHEAD
LAND COMPANY

MORE INFO ONLINE:

https://arrowheadlandcompany.com/

SUMMARY

Address
D390 Rd

City, State Zip
Dustin, OK 74839

County
Hughes County

Type
Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude
35.26995 / -96.088478

Acreage
20

Price
$59,900

Property Website
arrowheadlandcompany.com







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 .

When purchasing a property listed by Arrowhead Land Company, LLC, a Buyer's Broker, if applicable, must be identified on first contact and 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.

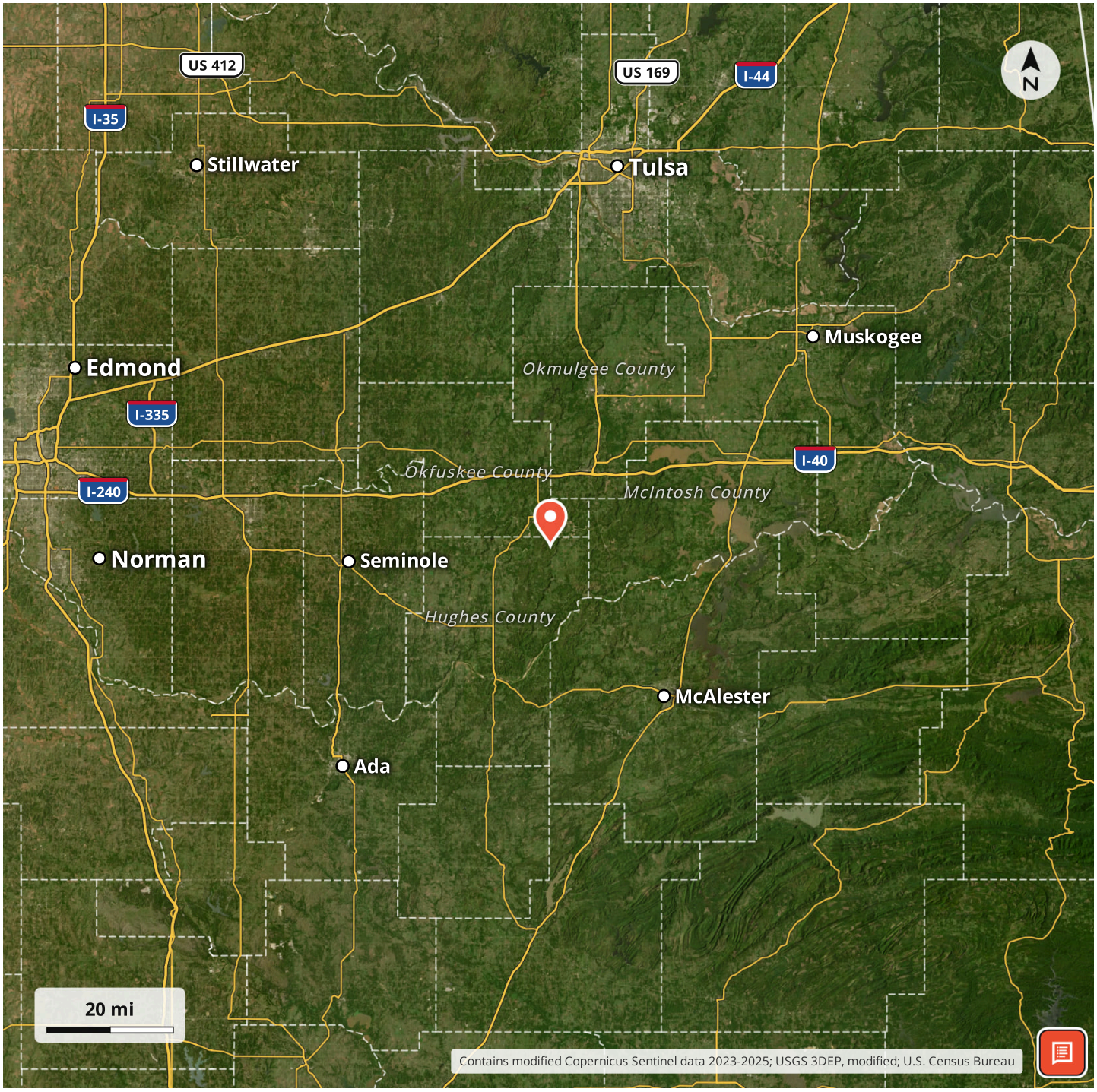
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey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



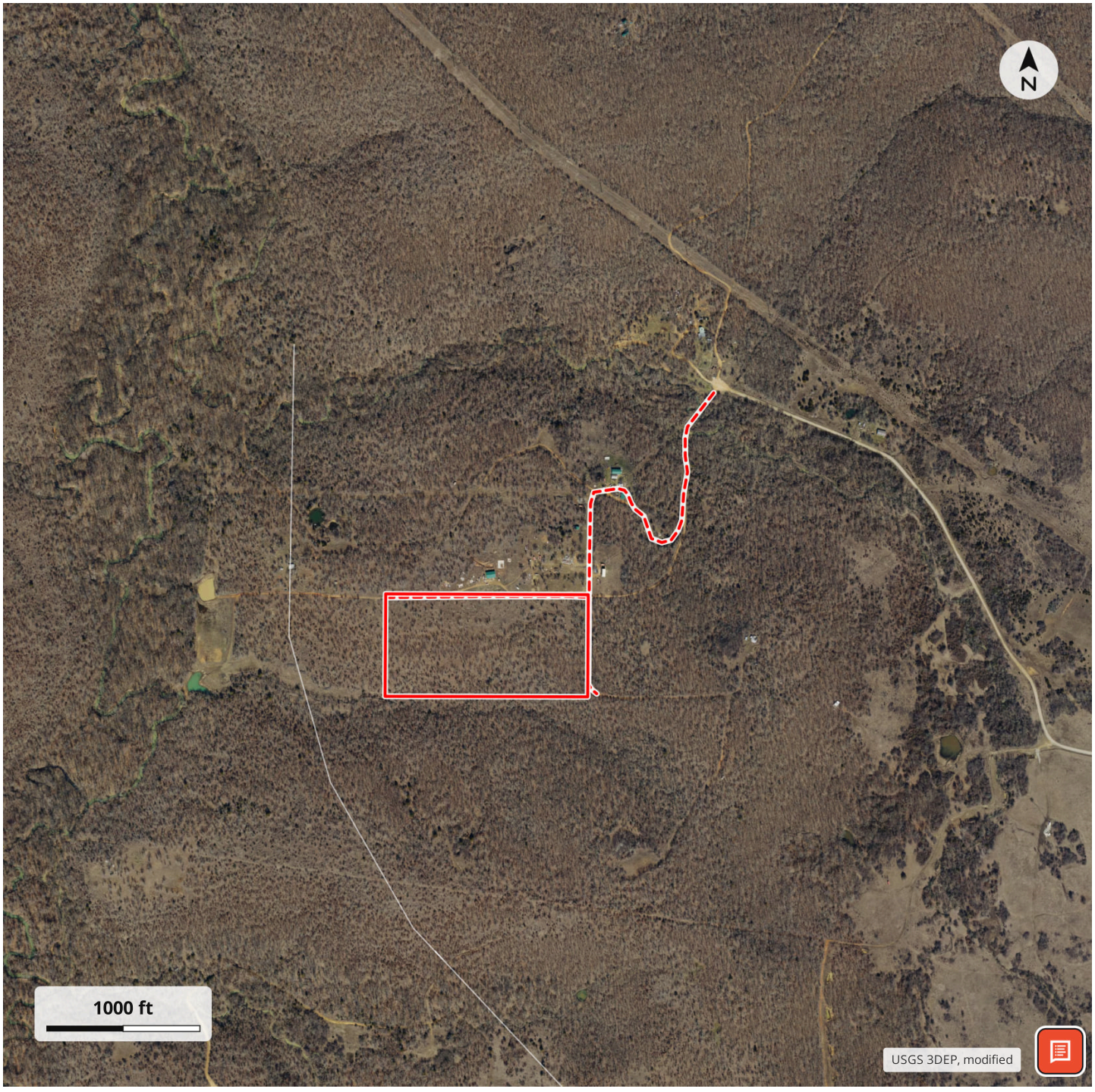





Regional Map



Locator Map



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

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DISCLAIMERS

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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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