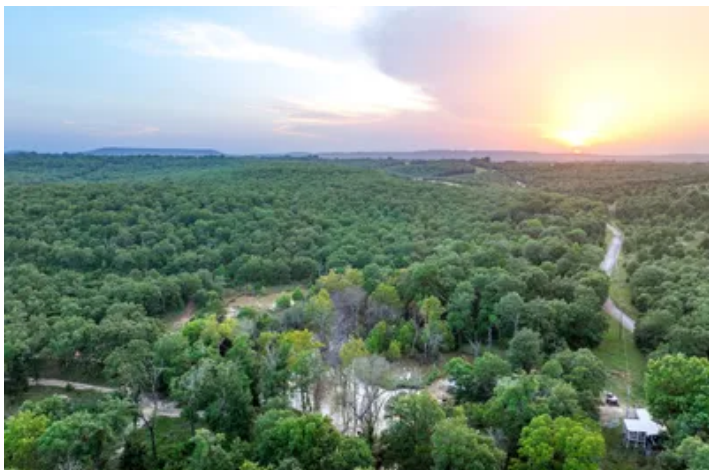


Canadian Bottoms Retreat
8931 D1343 Rd
Lamar, OK 74850

\$345,000
58± Acres
Hughes County



Canadian Bottoms Retreat
Lamar, OK / Hughes County

SUMMARY

Address

8931 D1343 Rd

City, State Zip

Lamar, OK 74850

County

Hughes County

Type

Farms, Hunting Land, Recreational Land, Timberland

Latitude / Longitude

35.066 / -96.0871

Acreage

58

Price

\$345,000

Property Website

<https://arrowheadlandcompany.com/property/canadian-bottoms-retreat-hughes-oklahoma/111345/>



PROPERTY DESCRIPTION

If you've been searching for a truly turn-key hunting property, this 58+/- acre tract in Hughes County checks a lot of boxes! Thoughtfully developed for wildlife, this property is ready to hunt from day one and offers what's needed for an exceptional outdoor experience. The property includes two 5th-wheel campers, both connected to electricity and water, with each protected by quality carports and complemented by a large covered porch, creating the perfect base camp. Also included in the sale are a side-by-side, hunting blinds, and feeders, allowing the new owner to step in and immediately enjoy everything the property has to offer. Situated near the center of the property is an off-grid cabin, providing a secluded retreat. A trail system offers easy access throughout the property, while four separate gated entrances provide multiple access points for hunting different wind directions and reaching various stand locations. Timber stand improvement has been completed to enhance habitat, food plot locations are already prepared for this fall's planting, and minerals have been maintained throughout the summer to help maximize next season's deer herd. The property's long, narrow layout creates outstanding creek bottom hunting opportunities, with travel corridors that naturally funnel wildlife. The ranch features four stocked ponds, including two supplied by solar-powered water wells to help maintain water levels and keep water year round. One pond includes flooded timber, creating habitat for ducks and adding another dimension to the recreational opportunities. Located just 1/2 mile from the Canadian River, this area is well known for producing abundant wildlife. Whitetail deer, wild turkey, elk, ducks, and a variety of small game, making it an outstanding destination for hunters. For buyers looking to expand their operation, additional equipment is available for purchase through separate negotiation. Whether you're looking for a family hunting retreat, a fully equipped recreational property, or a well-managed investment with exceptional habitat improvements already in place, this Hughes County property is a rare opportunity that's ready to enjoy from the moment you close! The property is located 22+/- miles from Wetumka, 33+/- miles from Henryetta and 50+/- 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](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.

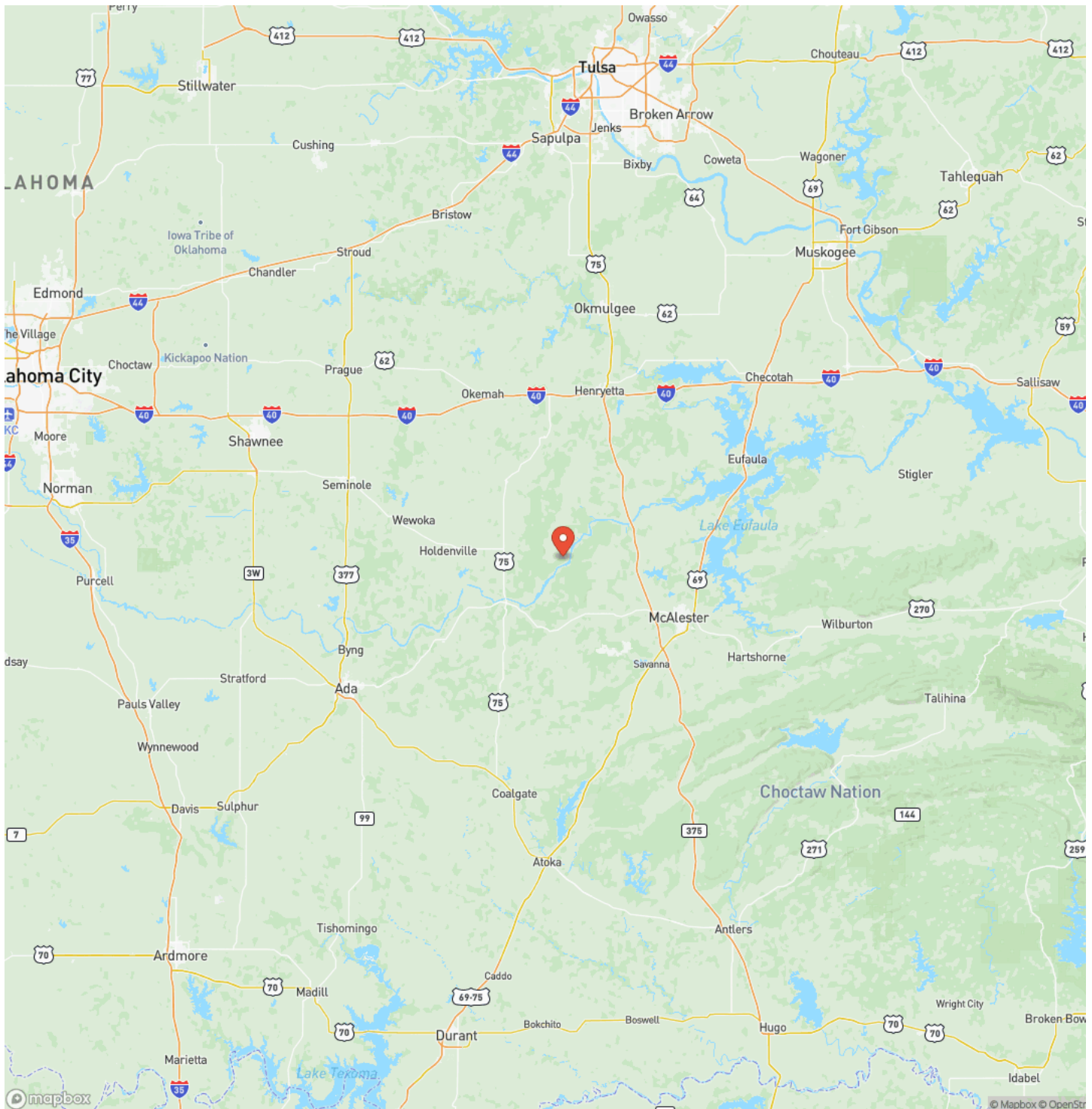
Canadian Bottoms Retreat
Lamar, OK / Hughes County



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.

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

