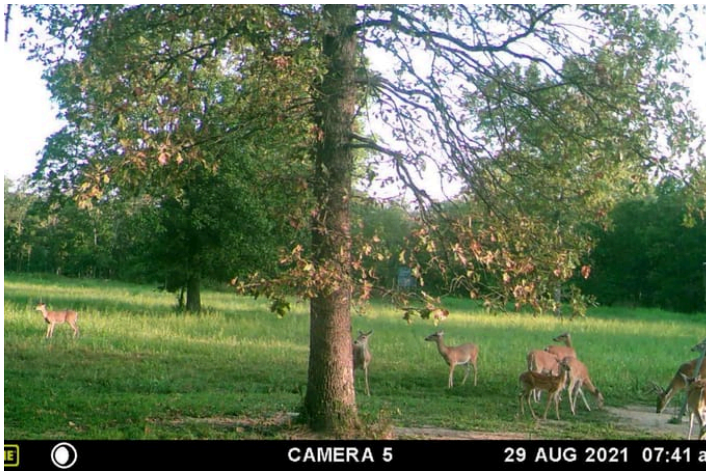
Canadian Bottoms Retreat
8931 D1343 Rd
Lamar, OK 74850

$345,000
58± Acres
Hughes County







ARROWHEAD
LAND COMPANY

MORE INFO ONLINE:

https://arrowheadlandcompany.com/

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

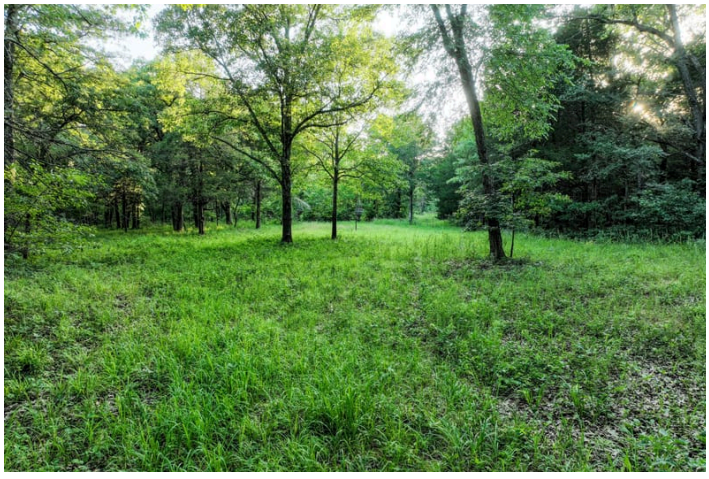
Acreage
58

Price
$345,000

Property Website
arrowheadlandcompany.com







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 .

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.





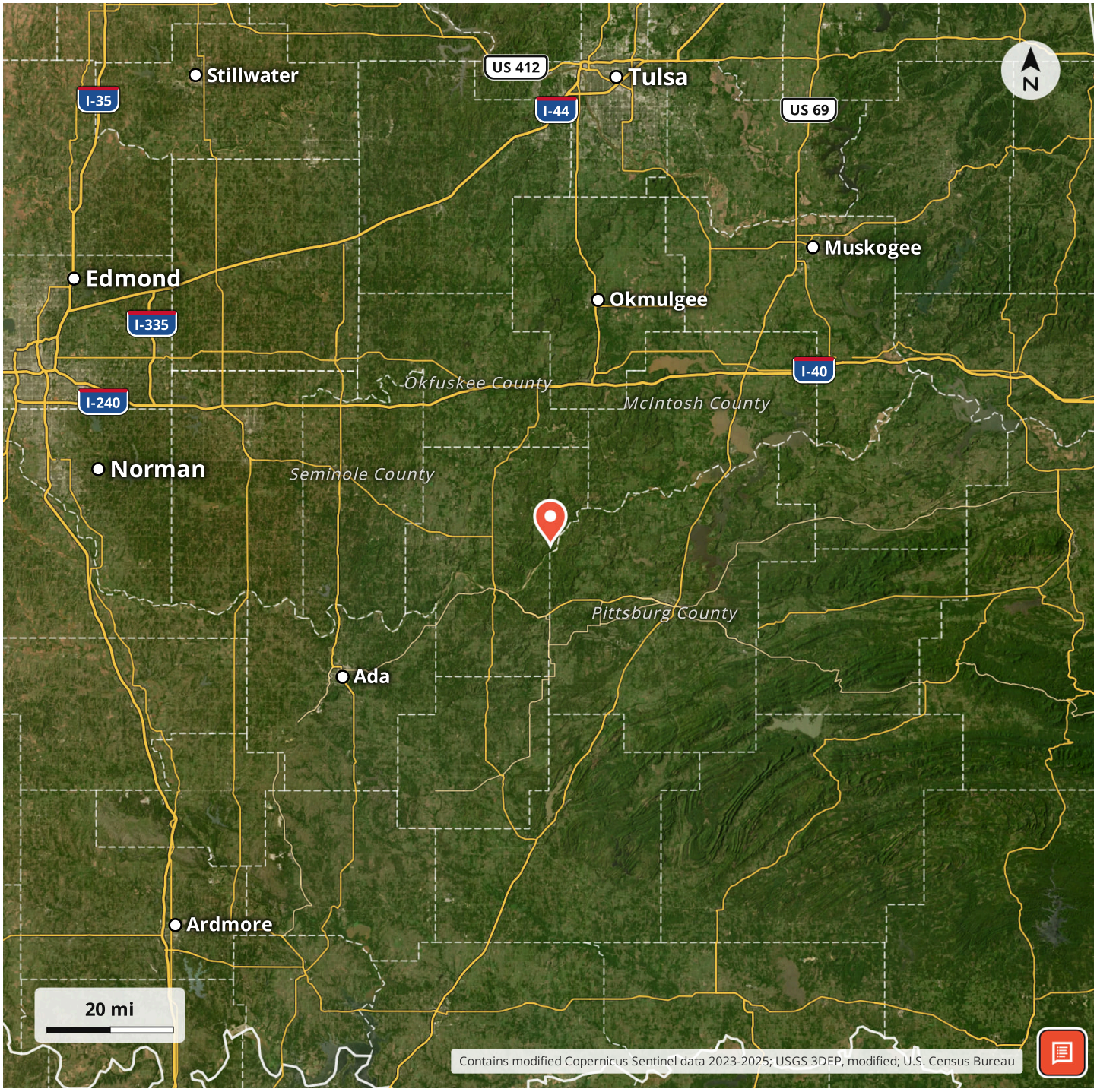








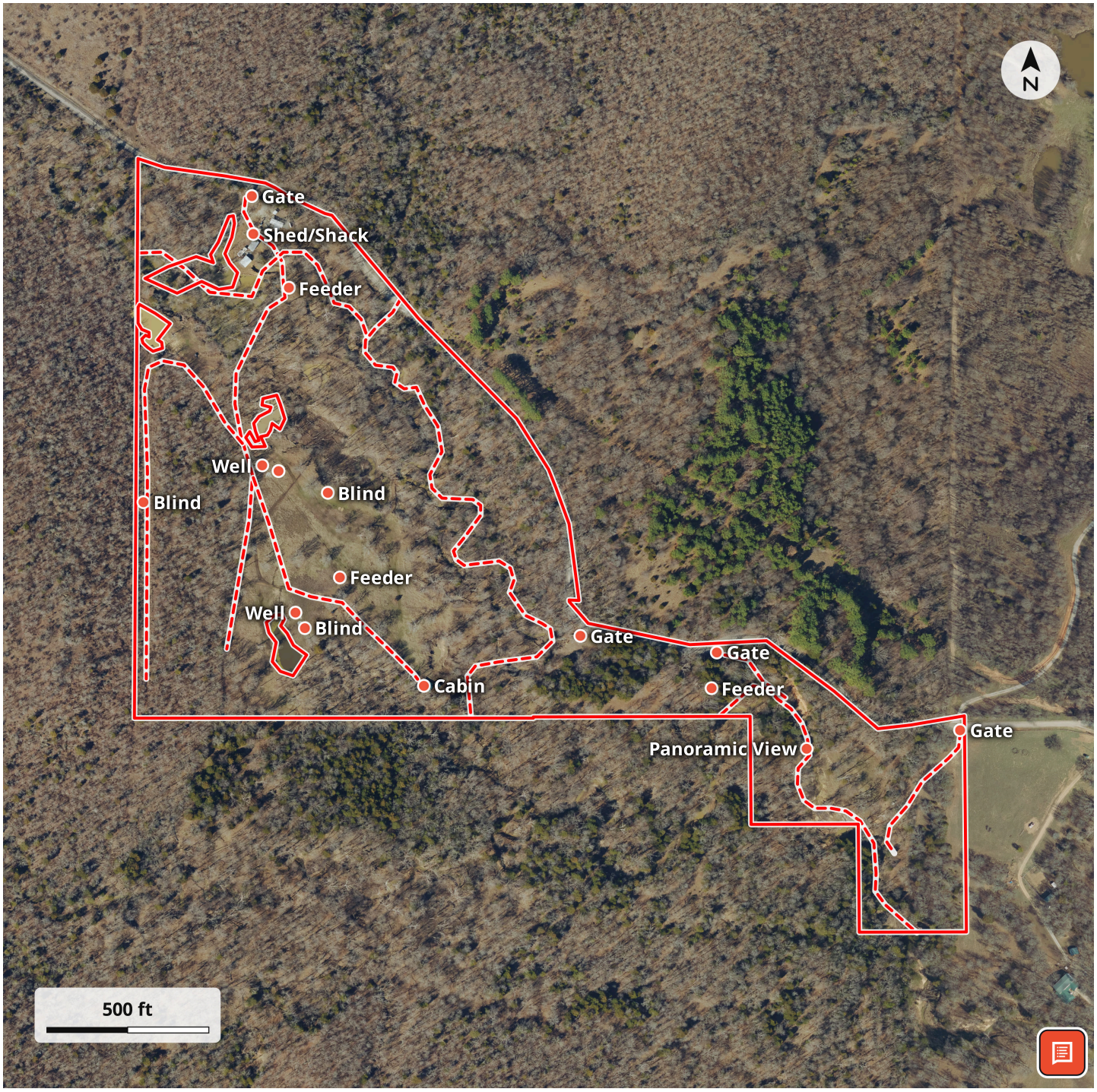
Regional Map



Locator Map


N
Gate
Shed/Shack
Feeder
Blind
Blind
Well
Blind
Gate
Gate
Cabin
Panoramic View
Gate
N S 390 Rd
1000 ft
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map


N
Gate
Shed/Shack
Feeder
Well
Blind
Blind
Feeder
Well
Blind
Cabin
Gate
Gate
Feeder
Panoramic View
Gate
500 ft

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

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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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