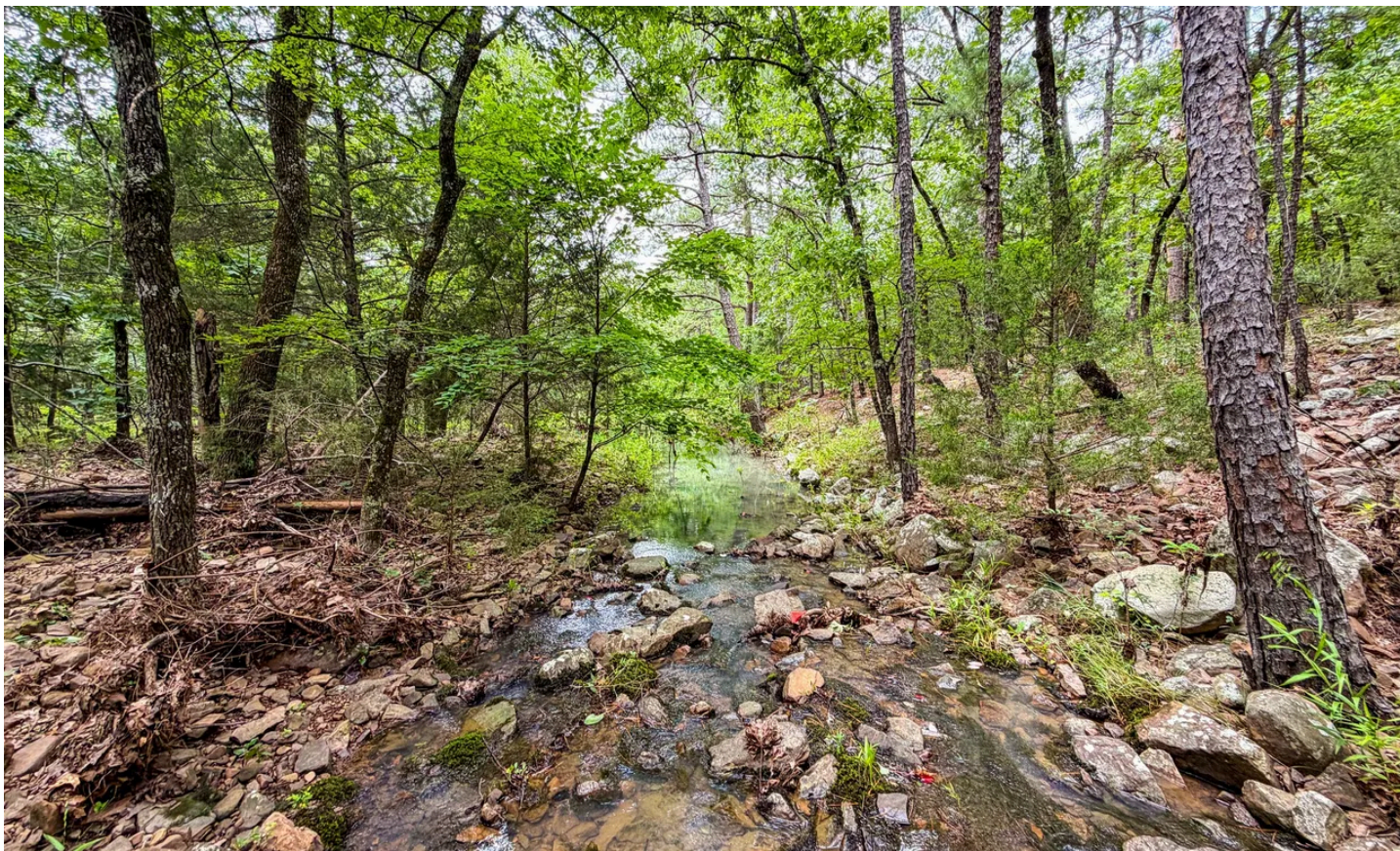


Wooded Creek Remote Tract
00 Hw 1
Yanush, OK 74578

\$28,000
5± Acres
Latimer County



Wooded Creek Remote Tract
Yanush, OK / Latimer County

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

<https://arrowheadlandcompany.com/property/wooded-creek-remote-tract-latimer-oklahoma/111185/>



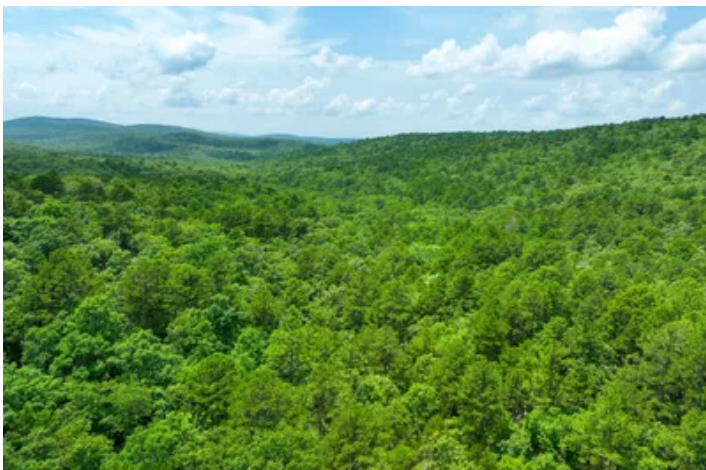
Wooded Creek Remote Tract Yanush, OK / Latimer County

PROPERTY DESCRIPTION

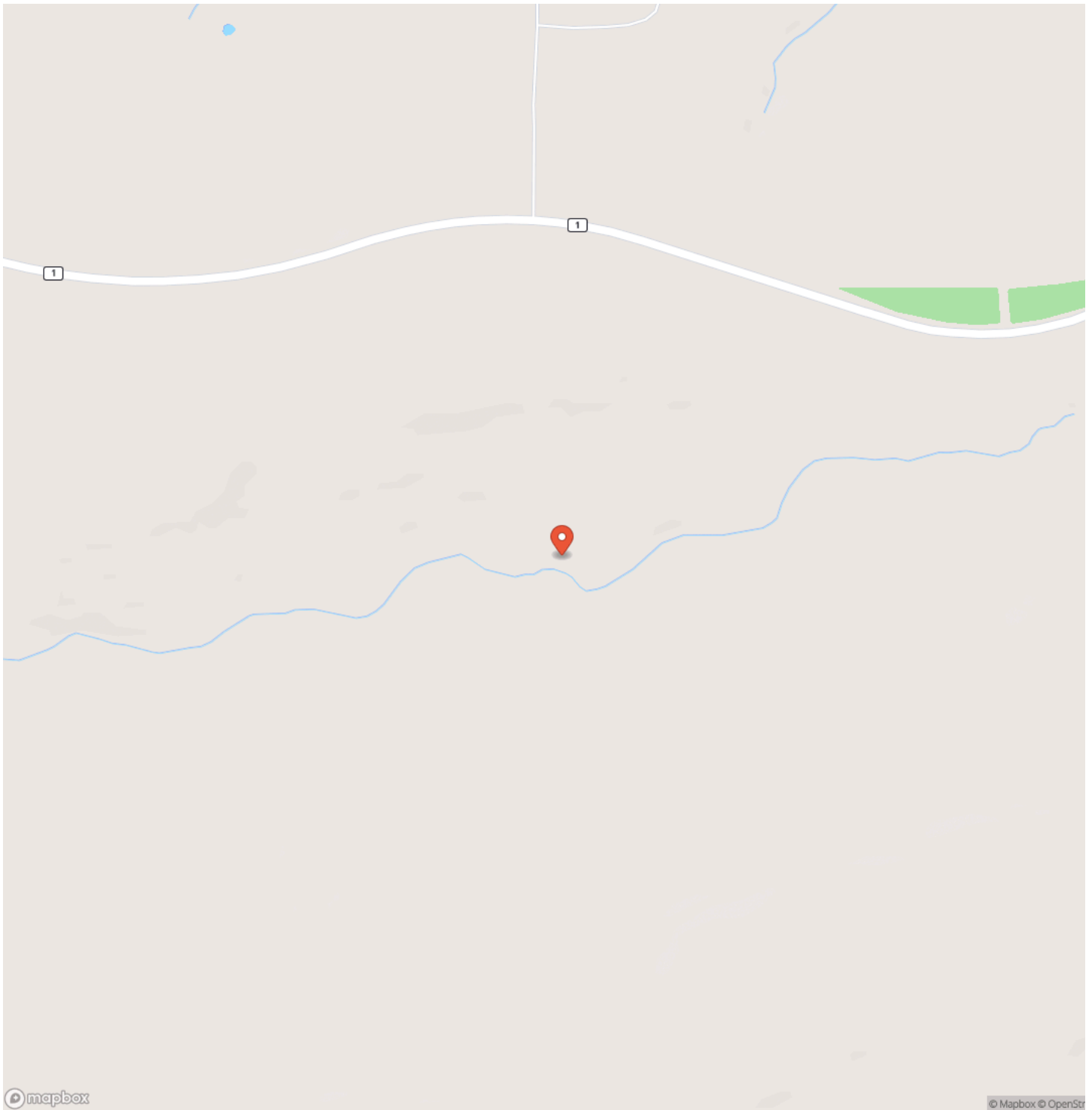
Escape to the peace and privacy of this 5+/- acre wooded tract in Latimer County, Oklahoma! Covered in a healthy mix of mature pine and hardwood timber, this secluded property offers the perfect setting for hunting, recreation, or building an off-grid cabin retreat. A wet-weather creek winds through 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](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.

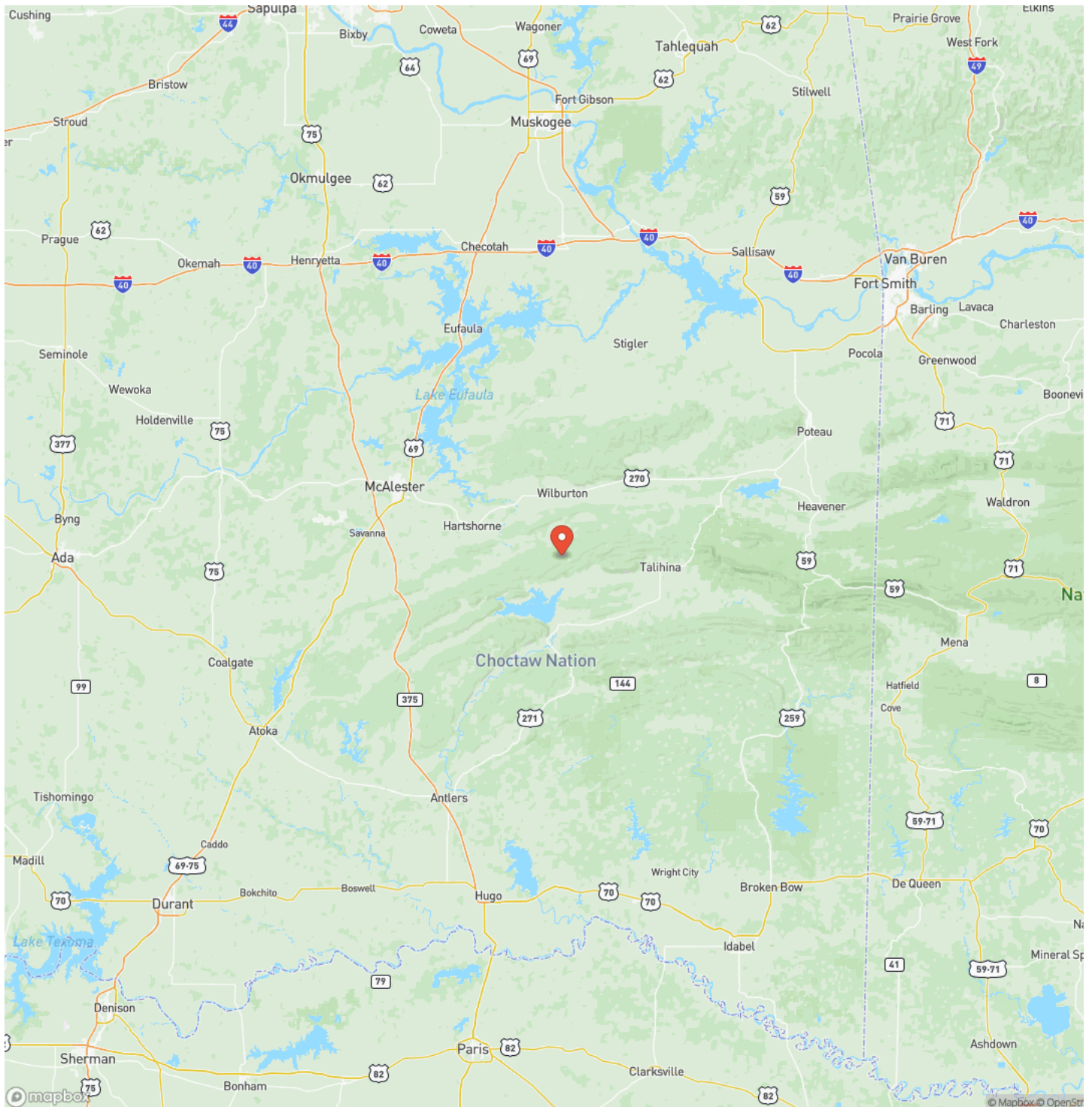
Wooded Creek Remote Tract
Yanush, OK / Latimer County



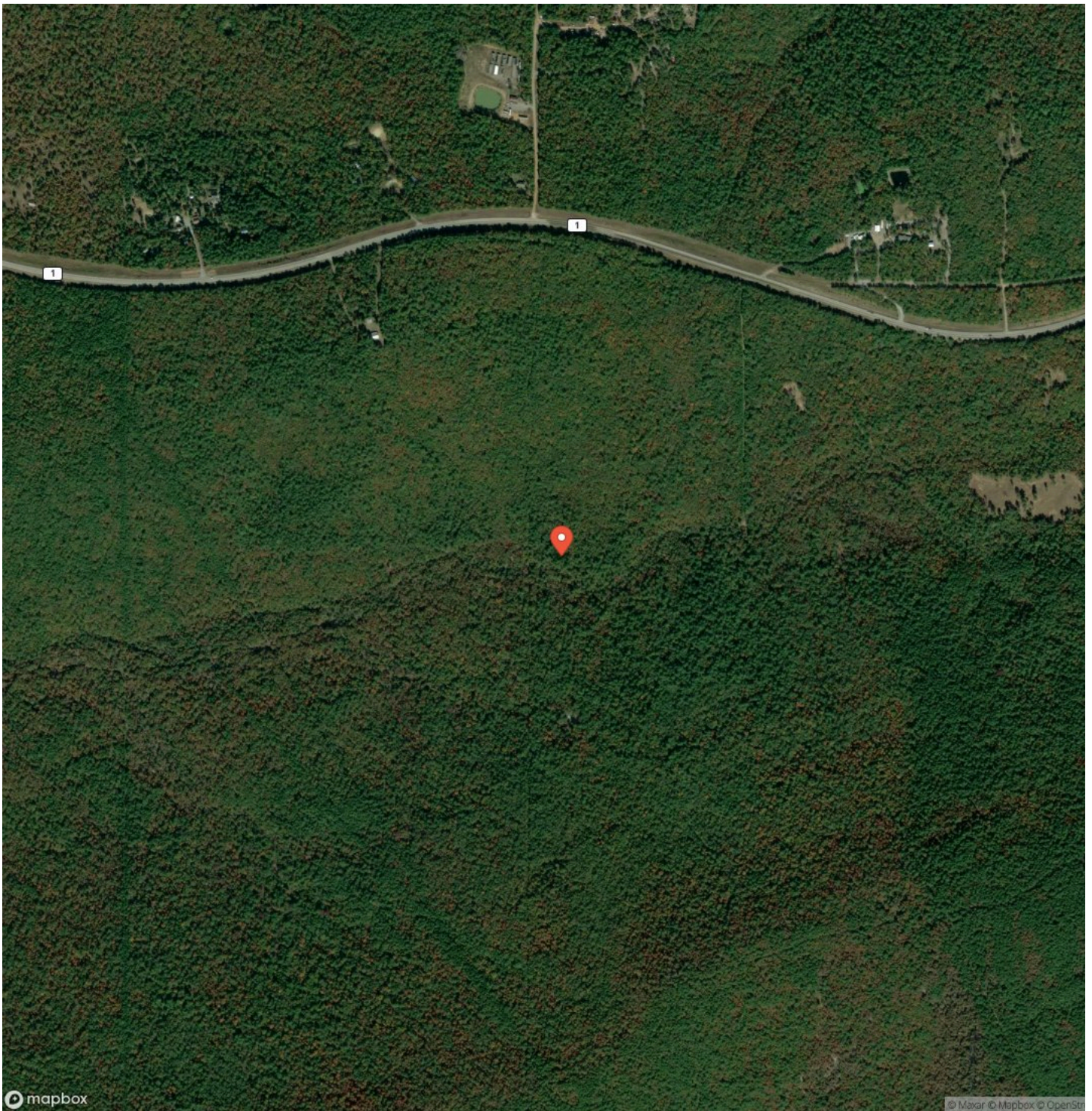
Locator Map



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 full page 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.



<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.

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