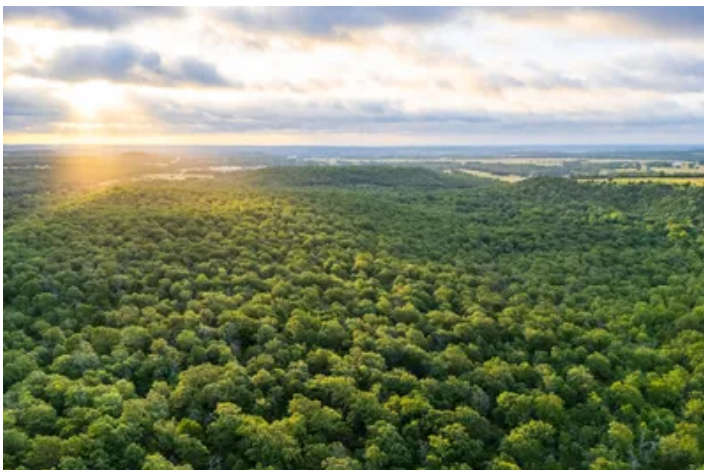


Stuart Timber Property
N/A
Stuart, OK 74570

\$399,000
122± Acres
Hughes County



Stuart Timber Property
Stuart, OK / Hughes County

SUMMARY

Address

N/A

City, State Zip

Stuart, OK 74570

County

Hughes County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

34.89545 / -96.14805

Acreage

122

Price

\$399,000

Property Website

<https://arrowheadlandcompany.com/property/stuart-timber-property-hughes-oklahoma/110227/>



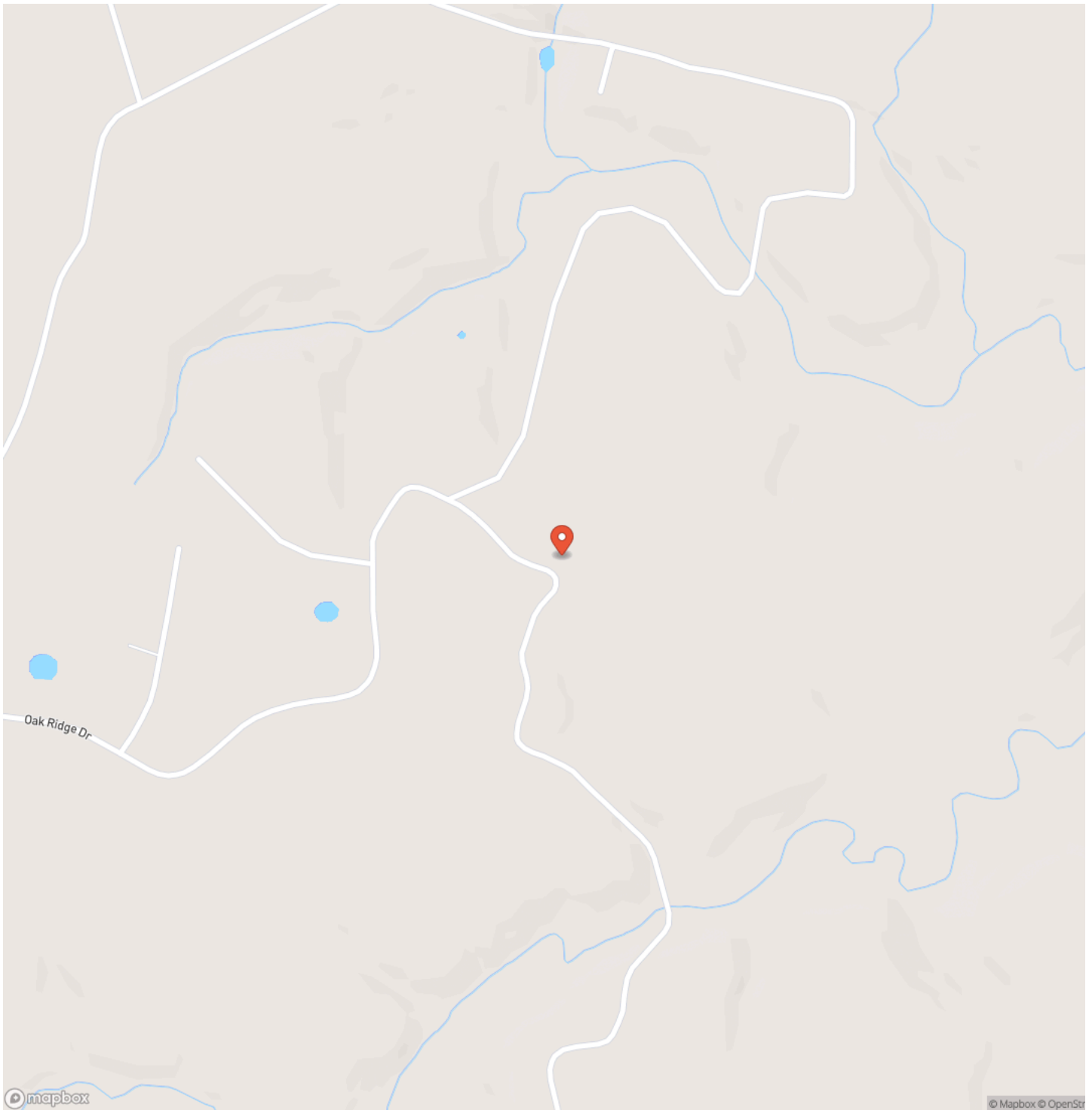
PROPERTY DESCRIPTION

Tucked away in the rolling timber of Hughes County is this 122 +/- acres of recreational opportunity and excellent wildlife habitat! A well-maintained gravel road provides convenient access through the property, making it easy to navigate and enjoy. The tract features attractive topography with a mix of ridges and draws that create ideal travel corridors and bedding areas for whitetail deer. A small pond provides a dependable water source for wildlife, while an established trail system allows access to many areas of the property. Mature timber, natural cover, and diverse terrain combine to create a strong hunting property with the potential for further habitat improvements. The abundance of mature oak trees provides excellent acorn production, creating a natural food source that helps draw and hold deer on the property throughout the hunting season. This great opportunity is located just 30+/- minutes from McAlester, 50+/- minutes from Holdenville, and just under 2 hours from Tulsa. 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).

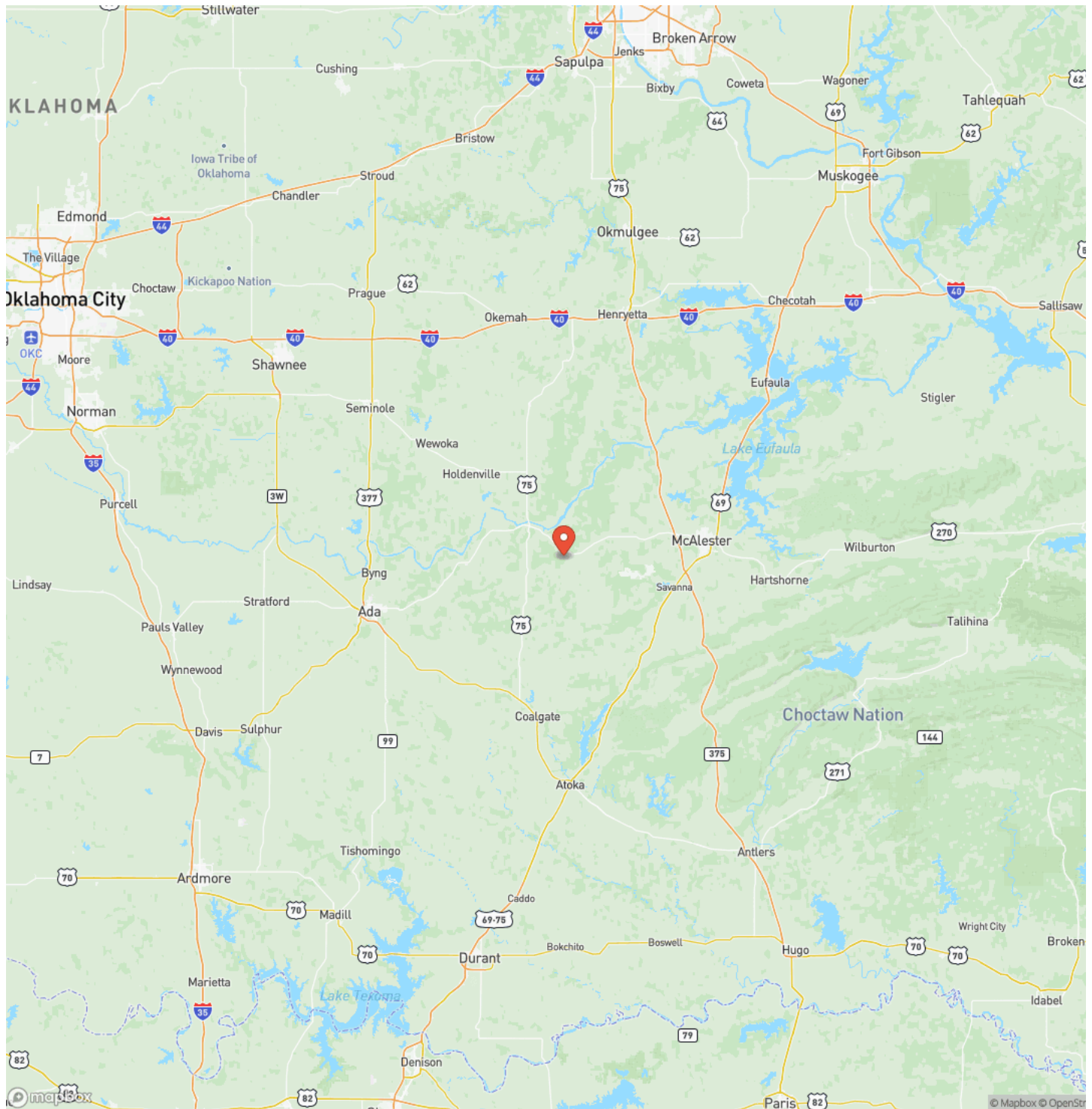
Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey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



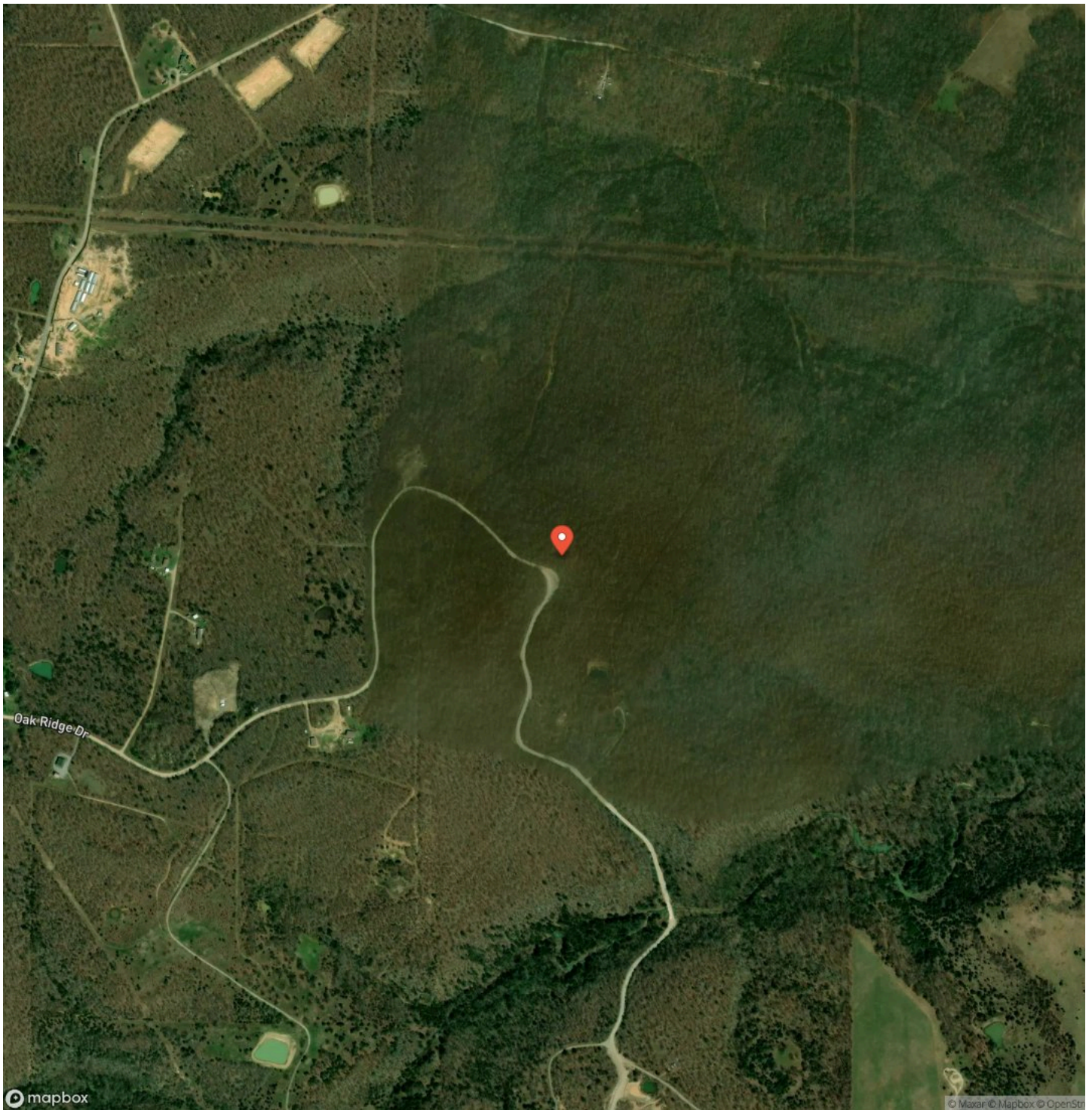
Locator Map



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/>

