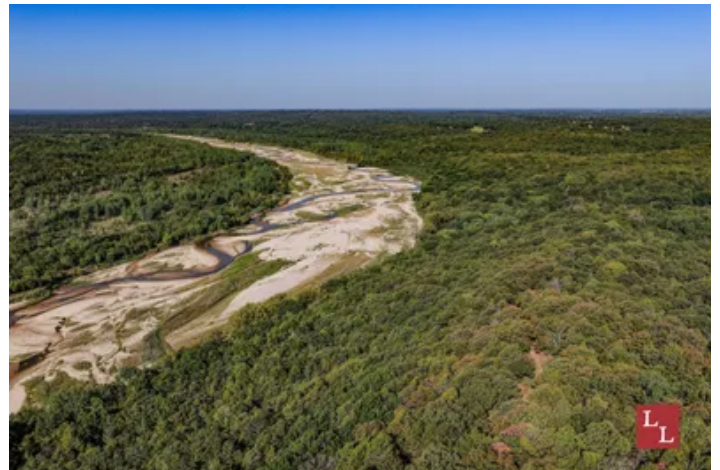


Camp Sasakwa
D 1445 Rd
Allen, OK 74825

\$1,421,750
517.02± Acres
Hughes County



Camp Sasakwa
Allen, OK / Hughes County

SUMMARY

Address

D 1445 Rd

City, State Zip

Allen, OK 74825

County

Hughes County

Type

Hunting Land, Riverfront, Undeveloped Land, Recreational Land

Latitude / Longitude

34.924149 / -96.454741

Acreage

517.02

Price

\$1,421,750

Property Website

<https://legendary.land/property/camp-sasakwa-hughes-oklahoma/116865/>



Camp Sasakwa

Allen, OK / Hughes County

PROPERTY DESCRIPTION

Camp Sasakwa is a 517± acre recreational property in Hughes County, Oklahoma, featuring South Canadian River frontage, two ponds each approximately 2.5± acres or larger, a natural cave, rolling timbered terrain, and 170 feet of elevation change. A dramatic river bluff, magnificent bur oaks, sycamores, and walnut trees along the western drainage, and the historic stone lodge from the former Scout camp give this property a combination of natural character and history that is difficult to duplicate. The property is also bordered by several large acreage neighbors making it a fantastic choice for the avid deer hunter to grow mature bucks!

Location:

- *Sasakwa - 6 miles
- *Holdenville - 13 miles (Hughes County Seat)
- *Ada - 29 miles (Pontotoc County Seat)
- *Oklahoma City - 90 miles
- *DFW - 183 miles

Access:

- *Easement road access

Water:

- *2 ponds over 2.5 +/- Acres
- *Frontage along the South Canadian River

Utilities:

- *No water or electric service

Climate:

- *Approximately +/- 44.8 inches of annual precipitation

Minerals:

- *Surface Only

Wildlife:

- *Whitetail Deer
- *Wild Turkey
- *Waterfowl
- *Dove
- *Wild Hogs

Fishing:

- *Bass
- *Bluegill
- *Catfish

Terrain:

- *Elevation ranges 750' to 920'
- *Forested rolling
- *Bluff overlooking the River

Improvements:

- *Stone Lodge constructed around 1941

Equipment:

- *NA



General Description:

Camp Sasakwa is a 517.02± acre recreational property along the South Canadian River in Hughes County, Oklahoma, offering a remarkable combination of river frontage, large ponds, rolling timber, elevated bluffs, a natural cave, diverse wildlife habitat, and more than a century of history. Located approximately 13 miles south of Holdenville and 29 miles from Ada, the property feels remarkably secluded once you leave the road and enter the timber.

The land itself is the story here. Elevations range from approximately 750 to 920 feet, creating 170 feet of relief across a forested, rolling landscape. The terrain moves through timbered ridges and draws before reaching an elevated bluff overlooking the South Canadian River. From the higher ground, the property opens to impressive views across the river corridor and surrounding countryside, creating a completely different setting from the lower and more protected portions of the ranch.

The natural cave adds another layer to the property and reinforces the feeling that there is always something else to discover. Combined with the bluffs, draws, elevation changes, and river corridor, it's the kind of land that invites you to get off the road and explore on foot.

Water is another defining feature of Camp Sasakwa. The South Canadian River runs along the property, while two ponds—each approximately 2.5± acres or larger provide substantial water away from the river. The ponds offer fishing opportunities for bass, bluegill, and catfish while adding another recreational element to the property.

The timber changes as you move across the ranch, adding considerably to the character of the land. In the western portion of the property, magnificent bur oaks, sycamores, and walnut trees line the drainage, creating one of the more impressive natural settings on the ranch. These mature trees, combined with the river-bottom timber, wooded ridges, and secluded draws, give different portions of Camp Sasakwa their own distinct feel.

The variety of terrain also creates excellent wildlife habitat. Whitetail deer, wild turkey, waterfowl, dove, and wild hogs are found in the area and the combination of river bottom, ponds, mature timber, draws, ridges, and elevation changes provides a diverse mix of cover, travel corridors, and water.

Hunting is certainly part of the opportunity here, but it doesn't define Camp Sasakwa. There is plenty of room for hiking, trail riding, fishing, camping, exploring, and creating a private retreat but the diversity of the land is what makes the property special. However, several large-acreage neighbors do dramatically increase the opportunity to grow mature bucks on this tract!

And then there is the history...

If you are not already on the Legendary Land Company website, please follow the "Property Website" link.

When purchasing a property listed by Legendary Land Company, 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 Legendary Land Company.

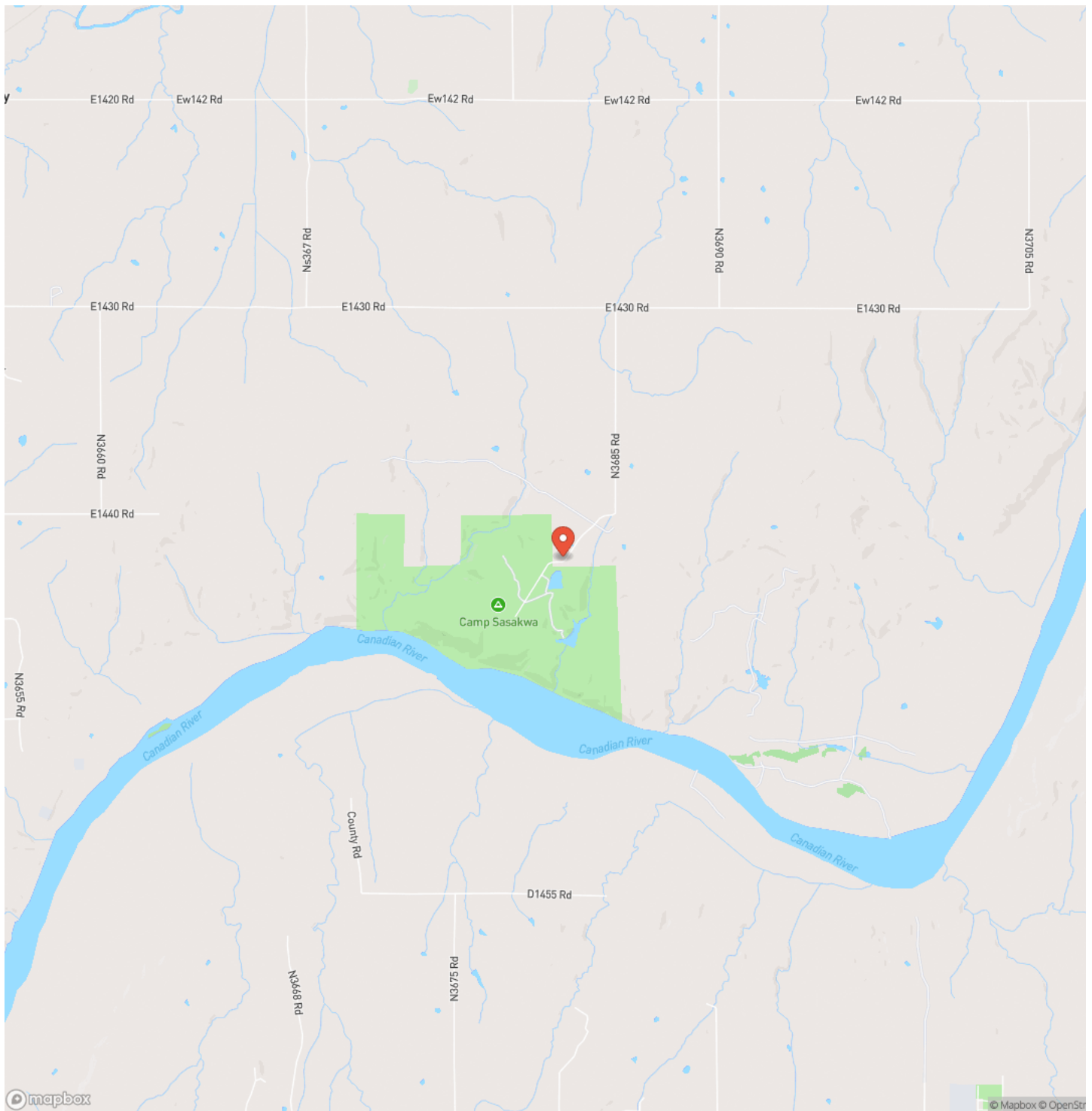
Information contained in this listing is believed to be reliable but is not guaranteed by the broker or its agents. No representation or warranty is made as to its accuracy or completeness, and all information is subject to errors, omissions, prior sale, price changes, or withdrawal without notice. Buyers are responsible for independently verifying all information and conducting their own due diligence prior to purchase.



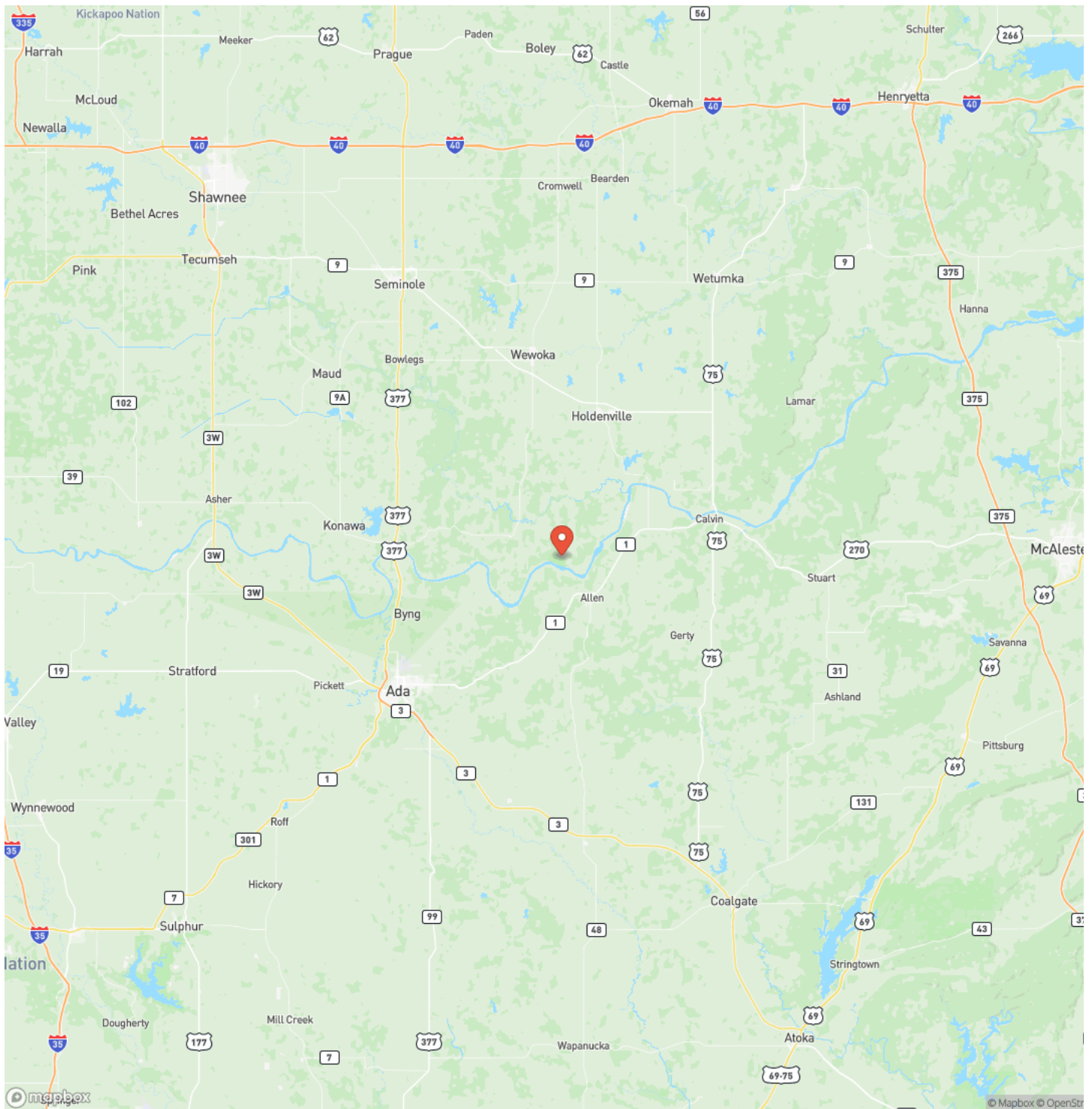
Camp Sasakwa
Allen, OK / Hughes County



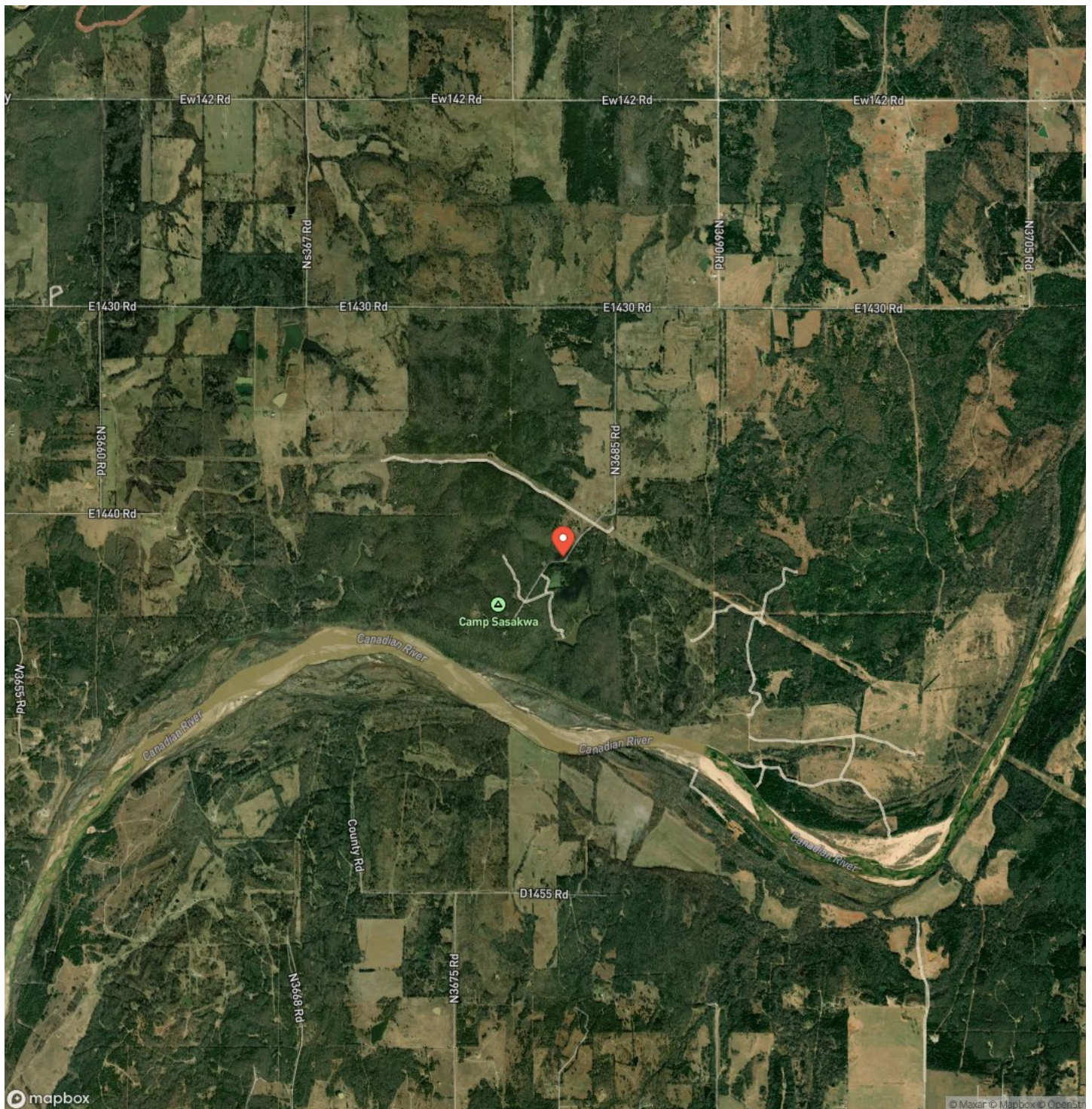
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Dan Ward

Mobile

(405) 206-0914

Office

(405) 206-0914

Email

dan@Legendary.Land

Address

10904 NW 26th St.

City / State / Zip

Yukon, OK 73099

NOTES

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



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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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