

**Multi-Lot Development Opportunity**  
6th Street  
Stuart, OK 74570

**\$17,500**  
4.1± Acres  
Hughes County



## Multi-Lot Development Opportunity Stuart, OK / Hughes County

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### SUMMARY

**Address**

6th Street

**City, State Zip**

Stuart, OK 74570

**County**

Hughes County

**Type**

Undeveloped Land, Recreational Land, Lot

**Latitude / Longitude**

34.89985 / -96.095072

**Acreage**

4.1

**Price**

\$17,500

**Property Website**

<https://arrowheadlandcompany.com/property/multi-lot-development-opportunity/hughes/oklahoma/93554/>



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### **PROPERTY DESCRIPTION**

Located in the quiet town of Stuart, Oklahoma, this 4.1 ± acre property in Hughes County offers an excellent opportunity for development or investment. The land is divided into five smaller wooded lots, each just under an acre, creating flexibility for multiple homesites or one private build with extra space to spread out. The property features mature timber throughout, offering natural shade, privacy, and the potential for a beautiful setting once selectively cleared. Surrounding homes nearby show the area's development potential while still maintaining a peaceful, country feel. Whether you're looking to build a family home or hold a manageable piece of land for future plans, this tract has plenty of promise. Conveniently located just 23 ± minutes from McAlester, 48 ± minutes from Ada, and 53 ± minutes from Eufaula and Eufaula Lake, this property provides the balance of the small-town charm with access to nearby amenities and recreation. With strong development potential and a great location near major towns and recreation, this acreage offers lasting value and opportunity for years to come! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Hunter Bellis at [\(539\) 238-7693](tel:5392387693).

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.

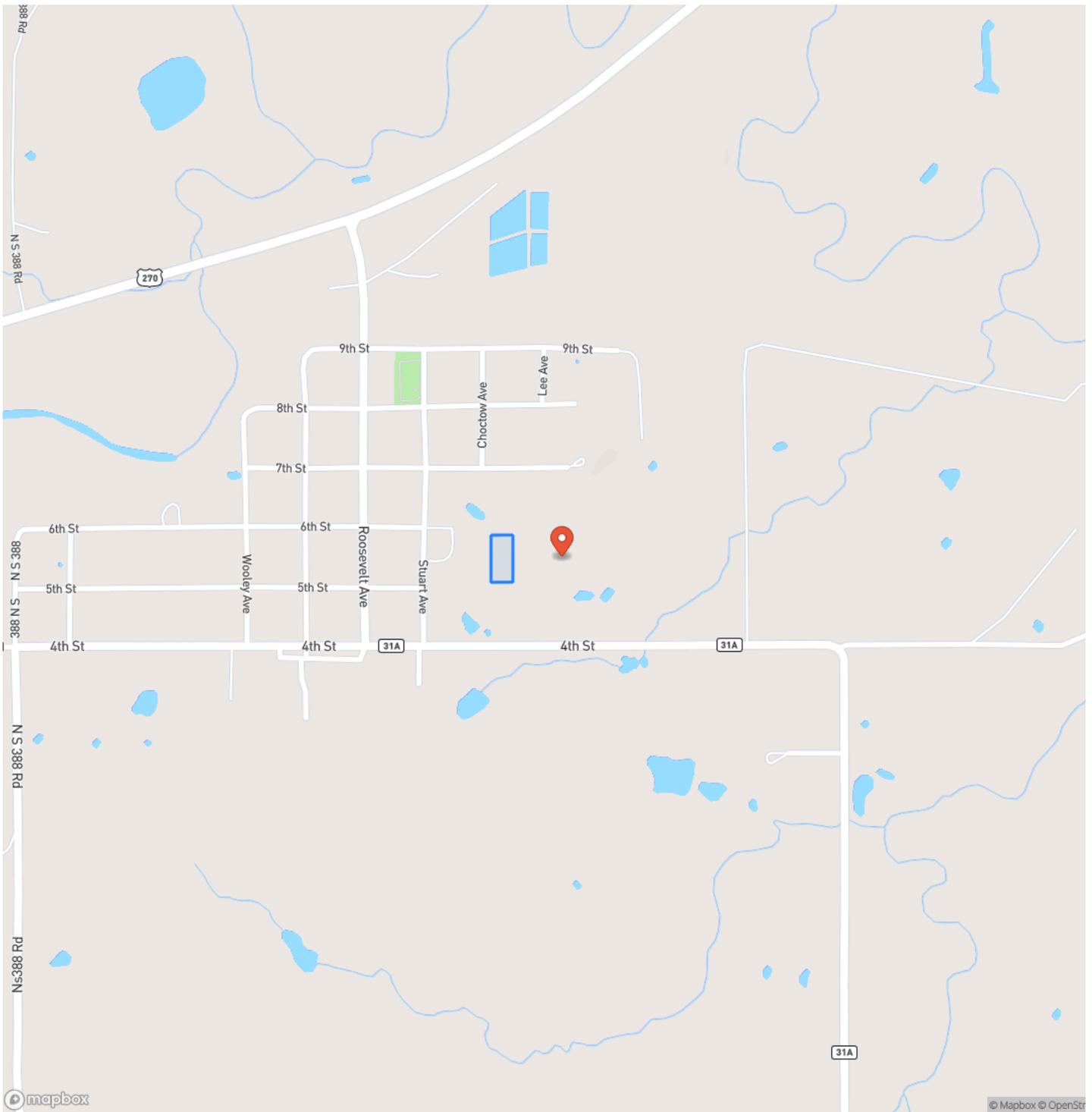


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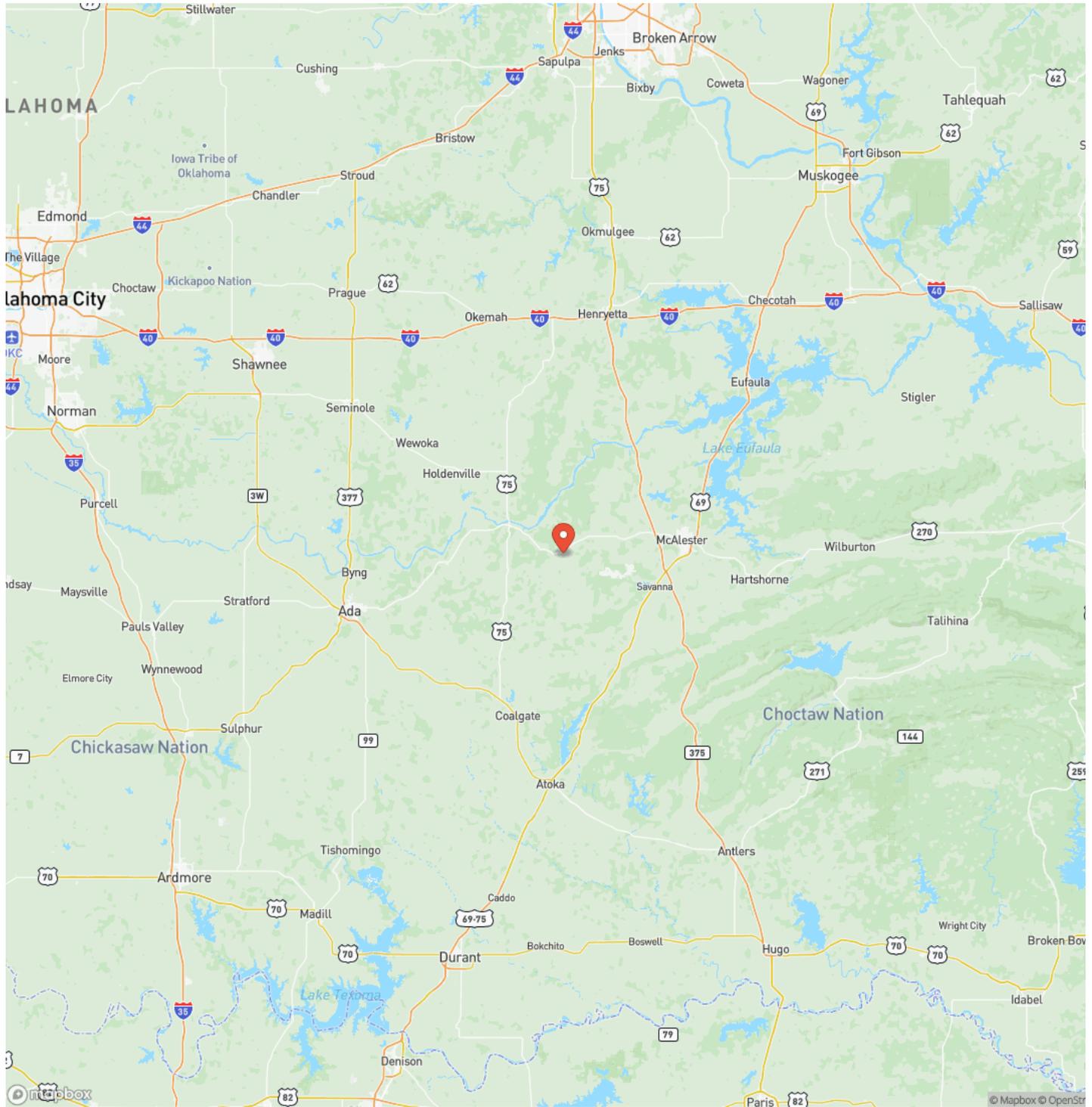
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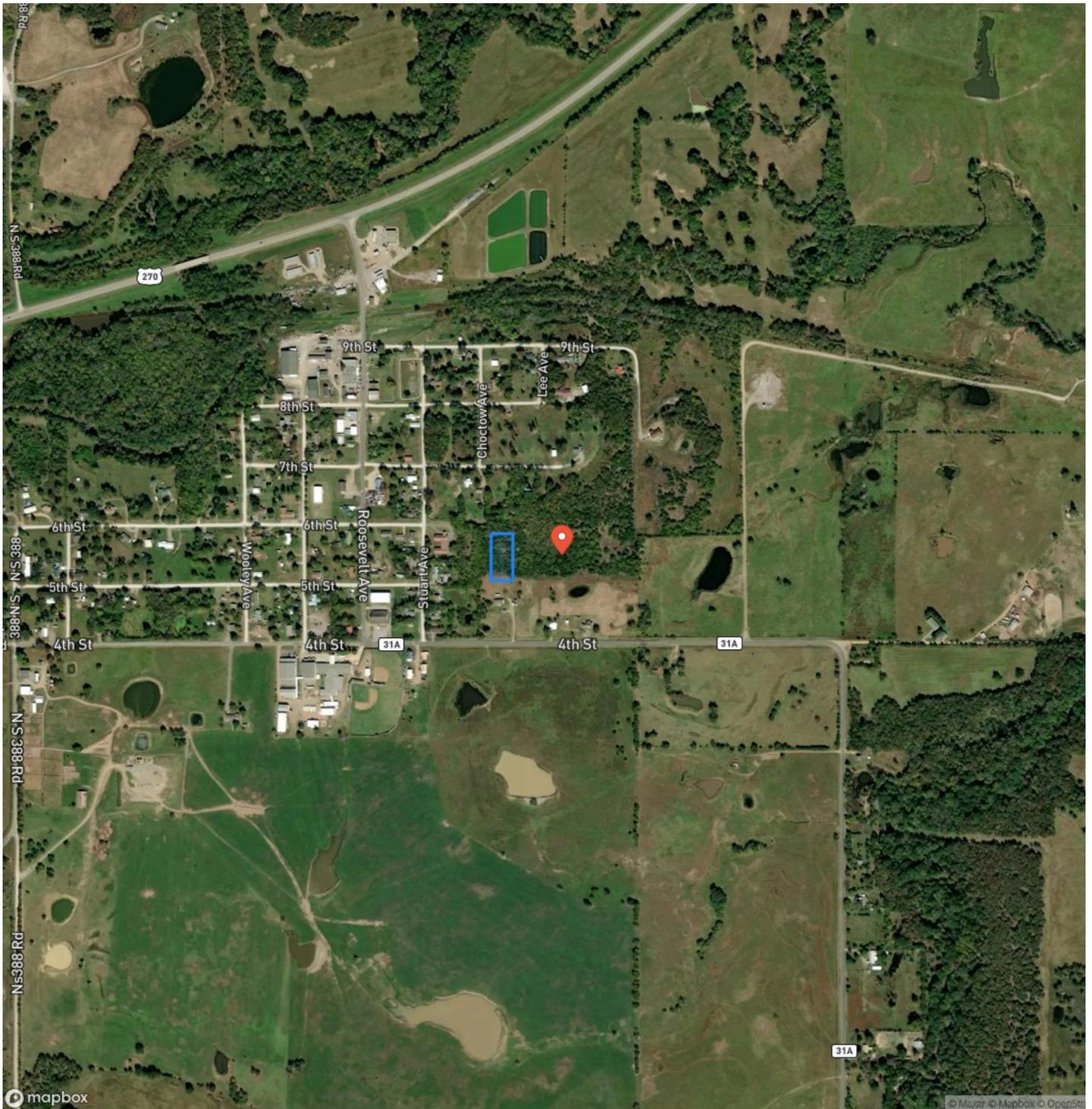
## Locator Map



# Locator Map



## Satellite Map







## **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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