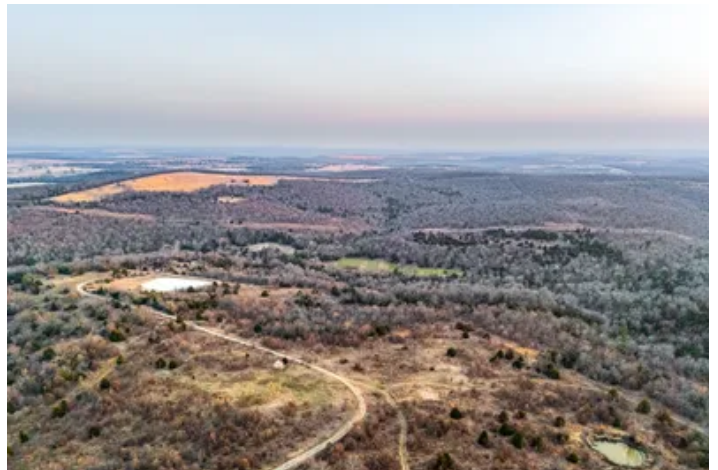


Coal Creek Ranch
8507 Oak Ridge Dr
Stuart, OK 74570

\$699,900
179.3± Acres
Hughes County



Coal Creek Ranch
Stuart, OK / Hughes County

SUMMARY

Address

8507 Oak Ridge Dr

City, State Zip

Stuart, OK 74570

County

Hughes County

Type

Farms, Hunting Land, Ranches, Recreational Land, Residential Property, Single Family

Latitude / Longitude

34.888 / -96.1554

Dwelling Square Feet

600

Bedrooms / Bathrooms

1 / 1

Acreage

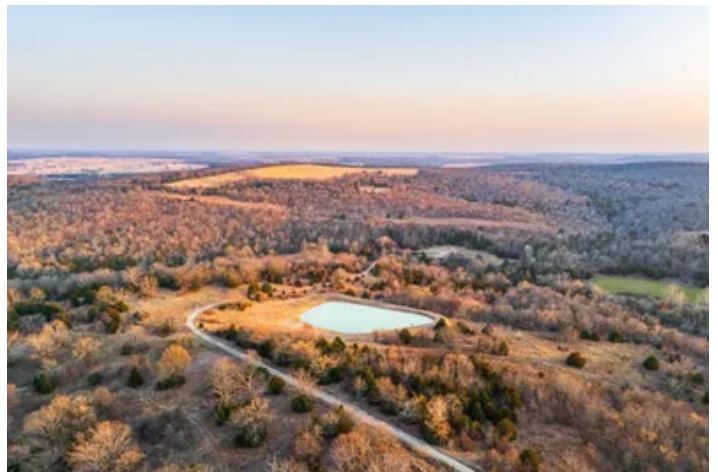
179.3

Price

\$699,900

Property Website

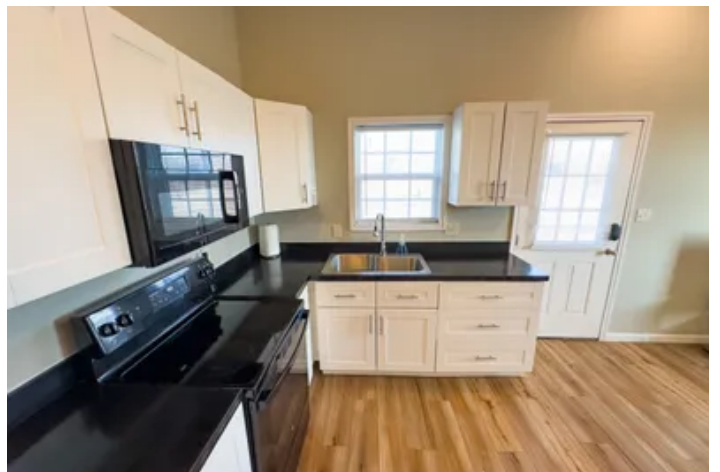
<https://arrowheadlandcompany.com/property/coal-creek-ranch/hughes/oklahoma/100317/>



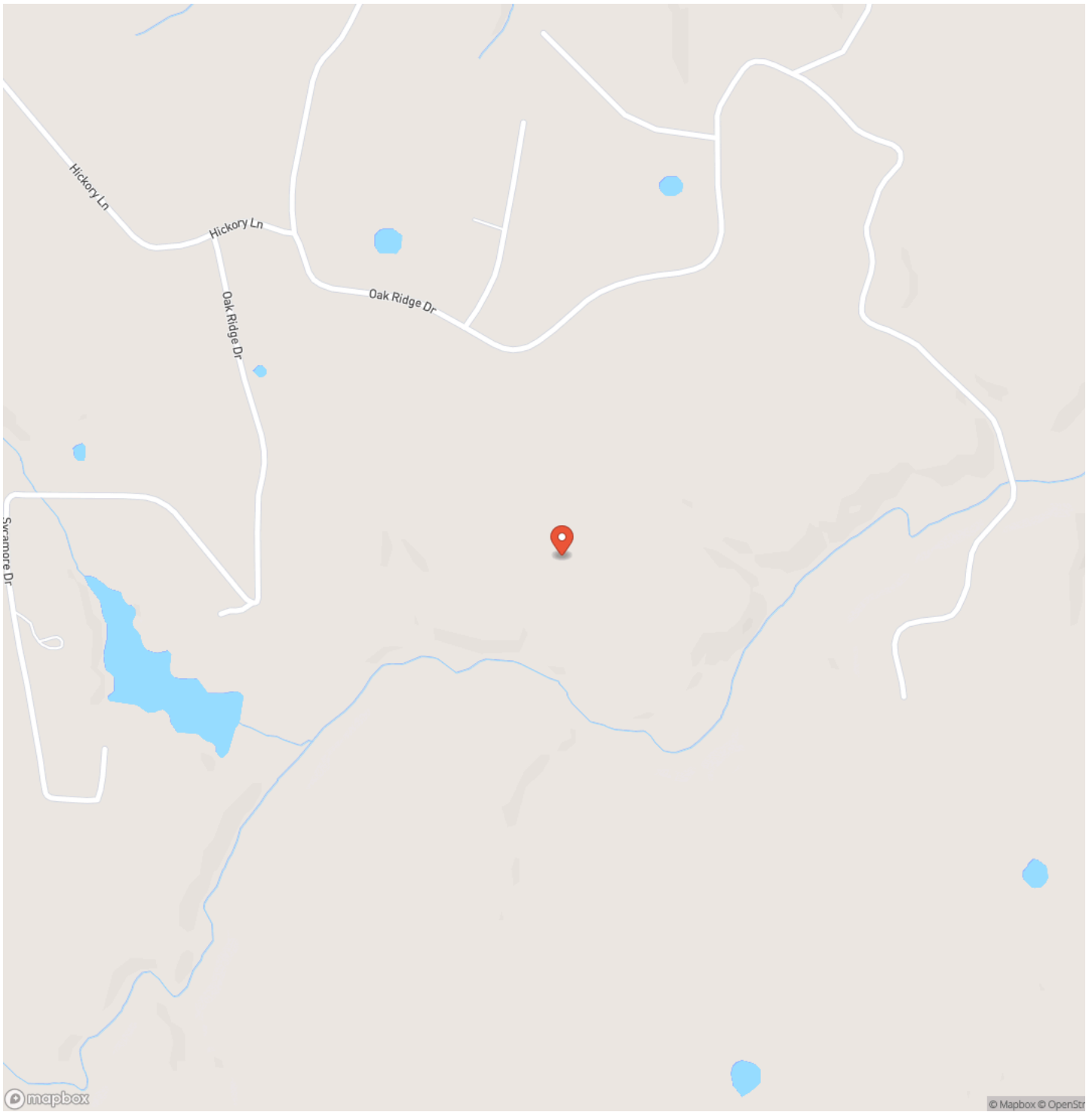
PROPERTY DESCRIPTION

Coal Creek Ranch is a 179.3 ± acre hunting property located in Hughes County, offering a strong combination of diverse topography, water, timber, and established improvements that make it ready to enjoy from day one! You enter the property through a gated entrance that brings you to the high point of the ranch, where a 600 sq. ft. 1-bedroom, 1-bath barndominium-style cabin sits overlooking the land below. The cabin is spray foam insulated, equipped with central heat and air, and comes fully furnished, creating a comfortable and practical base camp for hunting season or weekend stays. Near the cabin is a newer 30x50 metal shop building that provides plenty of space for a tractor, ATVs, implements, and additional gear storage. From the entrance and high point, established trails lead you down through rolling topography as the land gradually drops into a diverse mix of clearings and heavy timber. The layout of the ranch naturally creates bedding areas and travel corridors, making it well suited for serious hunting. Coal Creek runs east to west through the southern part of the property, serving as a natural water source and drawing wildlife throughout the ranch. In addition to the creek, there are three total ponds, including one large stocked pond with channel catfish, largemouth bass, bluegill, and red ear sunfish. Three established food plots are already in place, along with two Antler Shed blinds and two All Season stand-and-fill feeders, helping create a well-rounded hunting setup. The ranch supports whitetail deer, turkey, hogs, dove, and other small game. This property is fully fenced with cross fencing. Rural water is provided by Hughes County Rural Water District 2, and electricity is on site through PSO Electric, giving the property reliable utilities to support the cabin and improvements. For those wanting a more turn-key transition, the John Deere tractor, trailer, and implements can be negotiated separately. Located approximately 30 ± minutes from McAlester, 47 ± minutes from Ada, and about 1 hour 45 ± minutes from both Tulsa and Oklahoma City, the property offers the privacy of a rural setting while still being within reasonable driving distance of larger cities. With its diverse terrain, reliable water sources, and established hunting setup, Coal Creek Ranch offers a solid foundation for serious outdoorsmen! The listing agent is the owner of the property. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Jimmy Padgett at [817-913-5323](tel:817-913-5323). 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.

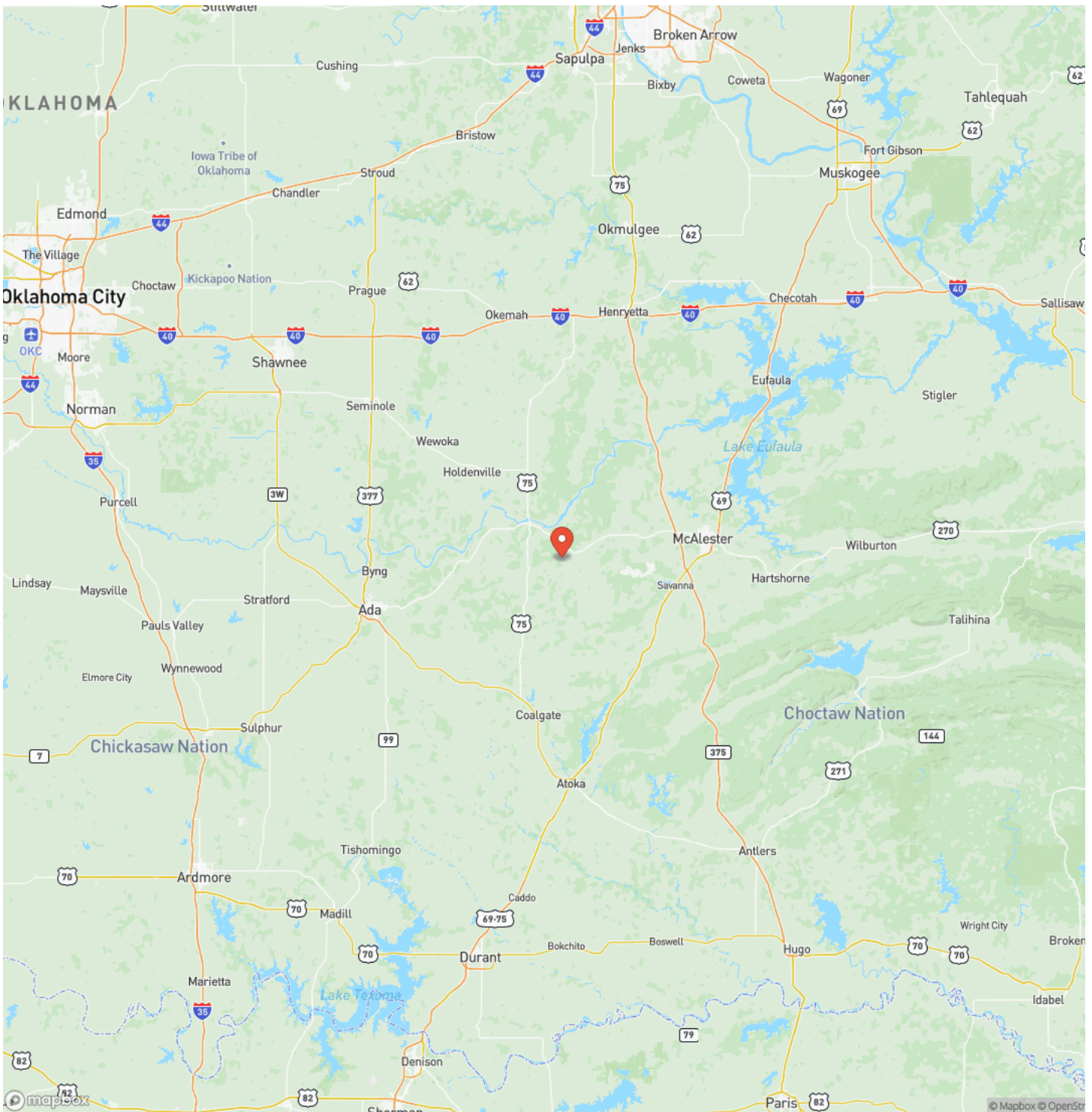
Coal Creek Ranch
Stuart, OK / Hughes County



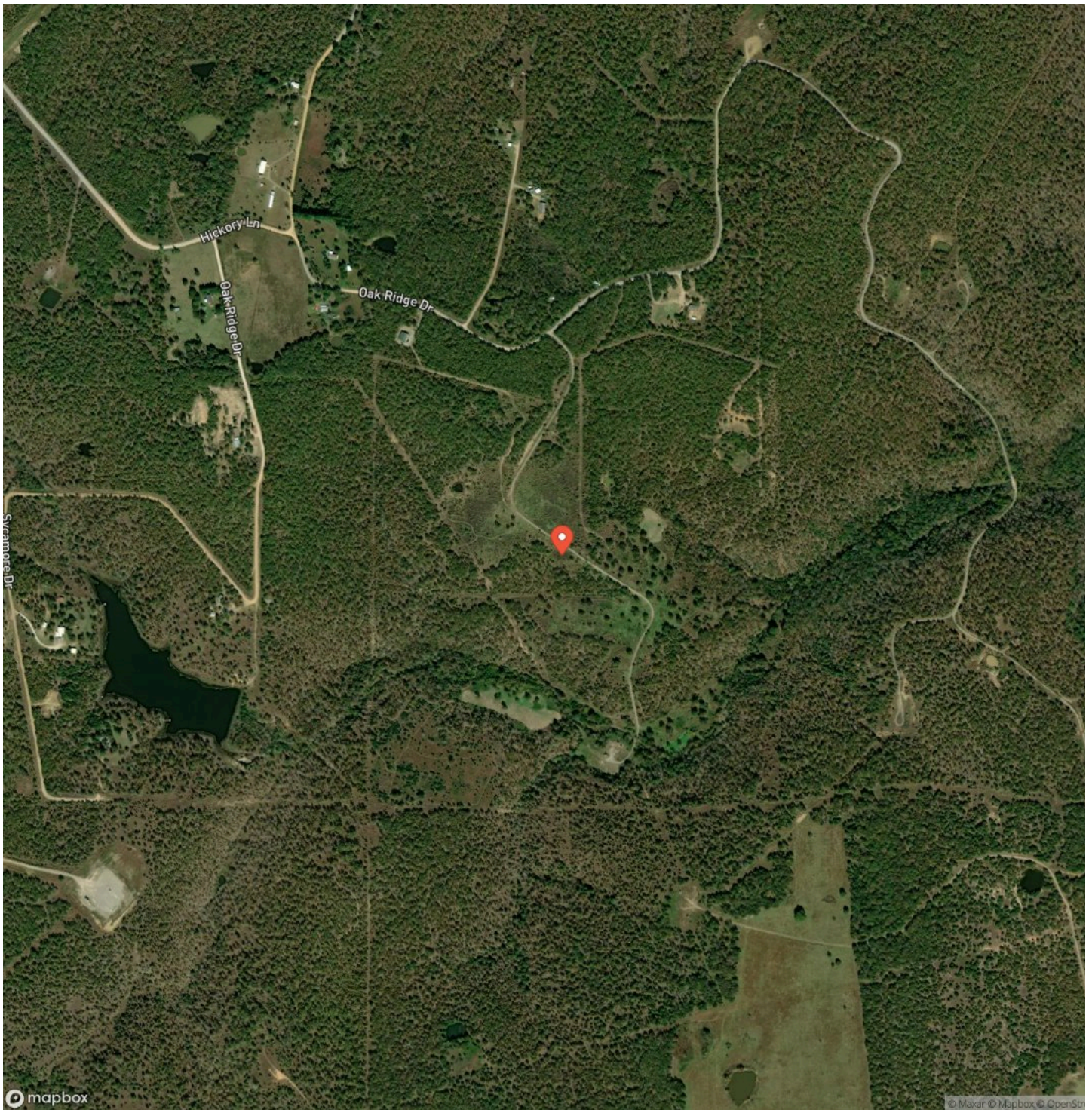
Locator Map



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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