

**Cat Creek Hunting Camp**  
11596 N 1780 Rd2  
Sayre, OK 73662

**\$380,000**  
160± Acres  
Beckham County



## Cat Creek Hunting Camp Sayre, OK / Beckham County

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### SUMMARY

#### Address

11596 N 1780 Rd2

#### City, State Zip

Sayre, OK 73662

#### County

Beckham County

#### Type

Hunting Land, Recreational Land, Farms, Ranches

#### Latitude / Longitude

35.3388 / -99.8015

#### Acreage

160

#### Price

\$380,000

#### Property Website

<https://greatplainslandcompany.com/detail/cat-creek-hunting-camp-beckham-oklahoma/80726/>



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### **PROPERTY DESCRIPTION**

Welcome to the Cat Creek Hunting Camp, a beautiful 160-acre property located in western Oklahoma, just northeast of Erick and west of Sayre. This land is peaceful and quiet, perfect for anyone wanting to escape the busy world. Even though it feels like you're far from everything, you're only one mile from a paved road and just minutes from Interstate 40, making it easy to get to.

On this land, there's a small cabin that is great for weekend getaways or longer hunting trips. The cabin is 12 feet by 32 feet and sits on a hill with a view of Cat Creek. Under the cabin is a large basement, measuring 8 feet by 40 feet (320 square feet). The basement is divided in two by a steel door – one side is for storage with access to the outside and the other side is a storm shelter with direct access to the cabin.

The cabin has all the amenities needed to insure a comfortable stay, electricity, hot water, air conditioning, and a wood-burning stove help make your stay pleasurable no matter the season.

Cat Creek runs through the middle of the land from north to south. It flows all year round because it's fed by natural springs, some of which are right on the property. The creek has been flowing non-stop since 1906, even during dry years. You could build small dams along it if you wanted to.

The land is full of wildlife like white-tailed deer, turkey, quail, and even a few wild hogs. There are open areas that are perfect for planting food plots and lots of trails for hiking or riding. The woods are filled with different kinds of trees like Black Locust, Black Walnut, Cottonwood, Elm, Honey Locust, and Post Oak. Thanks to hard work, there are only a few young cedar trees left. The land also has wild grapevines, some with thick trunks that could be used for starting a vineyard. You'll also find wild plums and black currant bushes growing on the property.

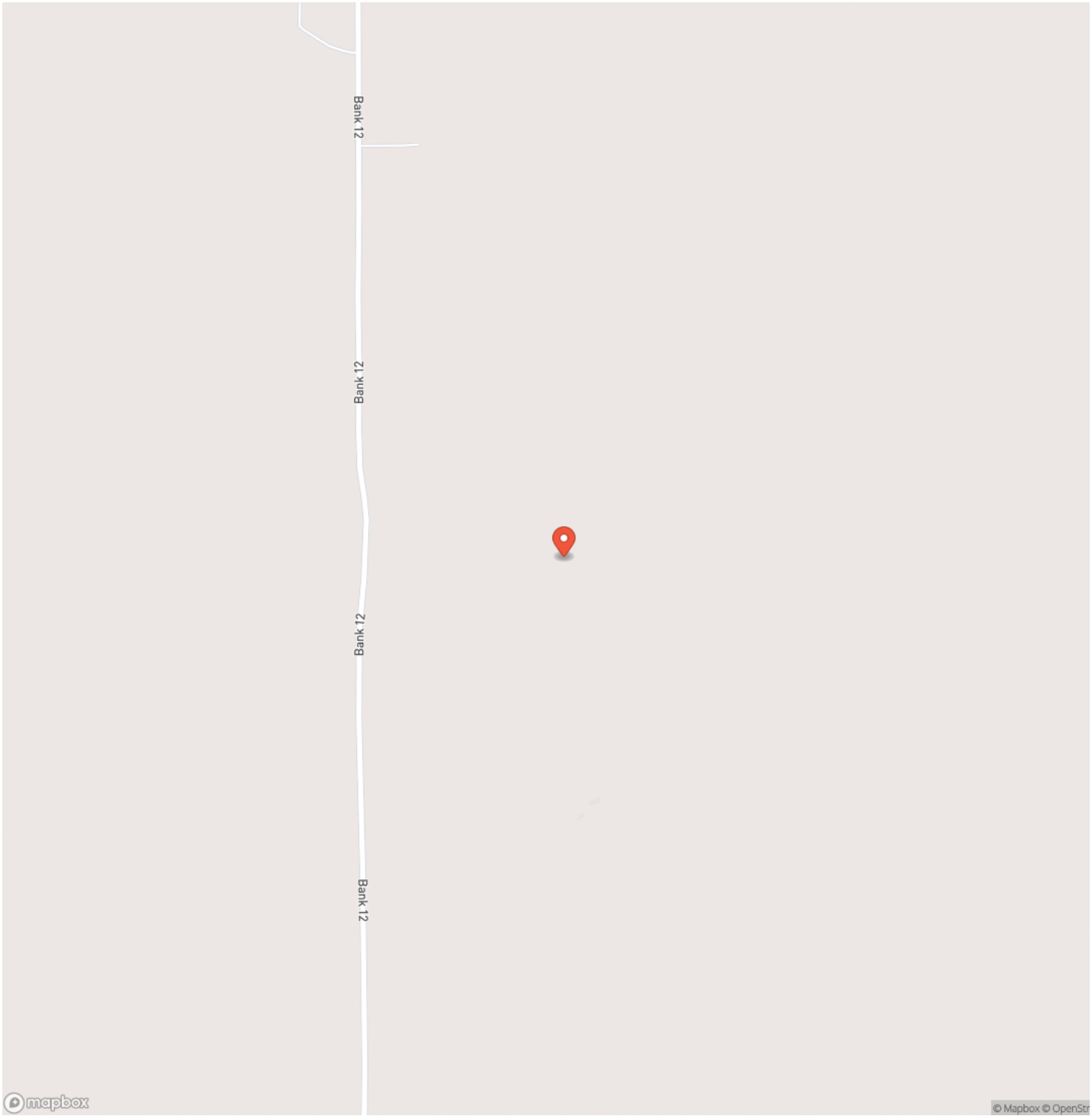
Cat Creek Hunting Camp is a great spot for hunting, relaxing, or building your dream getaway. If you'd like to see it or learn more, contact Trey Percy with Great Plains Land Company at [\(405\) 545-0985](tel:4055450985).

*When purchasing a property listed by Great Plains Land Company, a Buyer's Broker, if applicable, must be identified on first contact and present at the initial showing of the property to participate in a real estate commission. If these conditions are not met, compensation if any will be at the sole discretion of Great Plains Land Company.*

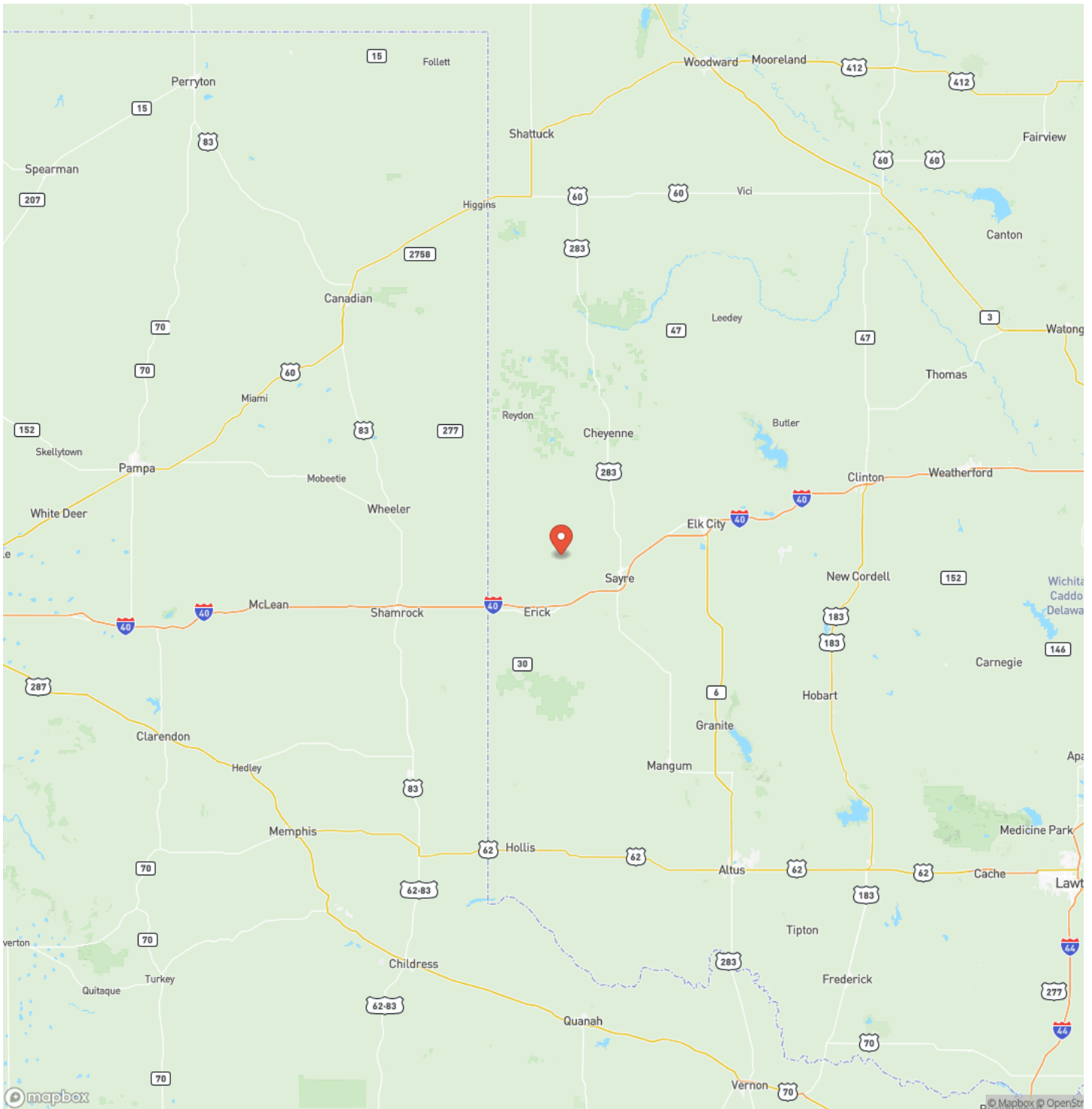
Cat Creek Hunting Camp  
Sayre, OK / Beckham County



# Locator Map



## Locator Map



## Satellite Map



**Cat Creek Hunting Camp**  
**Sayre, OK / Beckham County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Trey Percy

## Mobile

(405) 545-0985

## Email

trey@greatplains.land

### Address

200 S. Broadway Ave.

## City / State / Zip

## NOTES

[illegible]

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**MORE INFO ONLINE:**  
**greatplainslandcompany.com**

## **DISCLAIMERS**

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