

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

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.

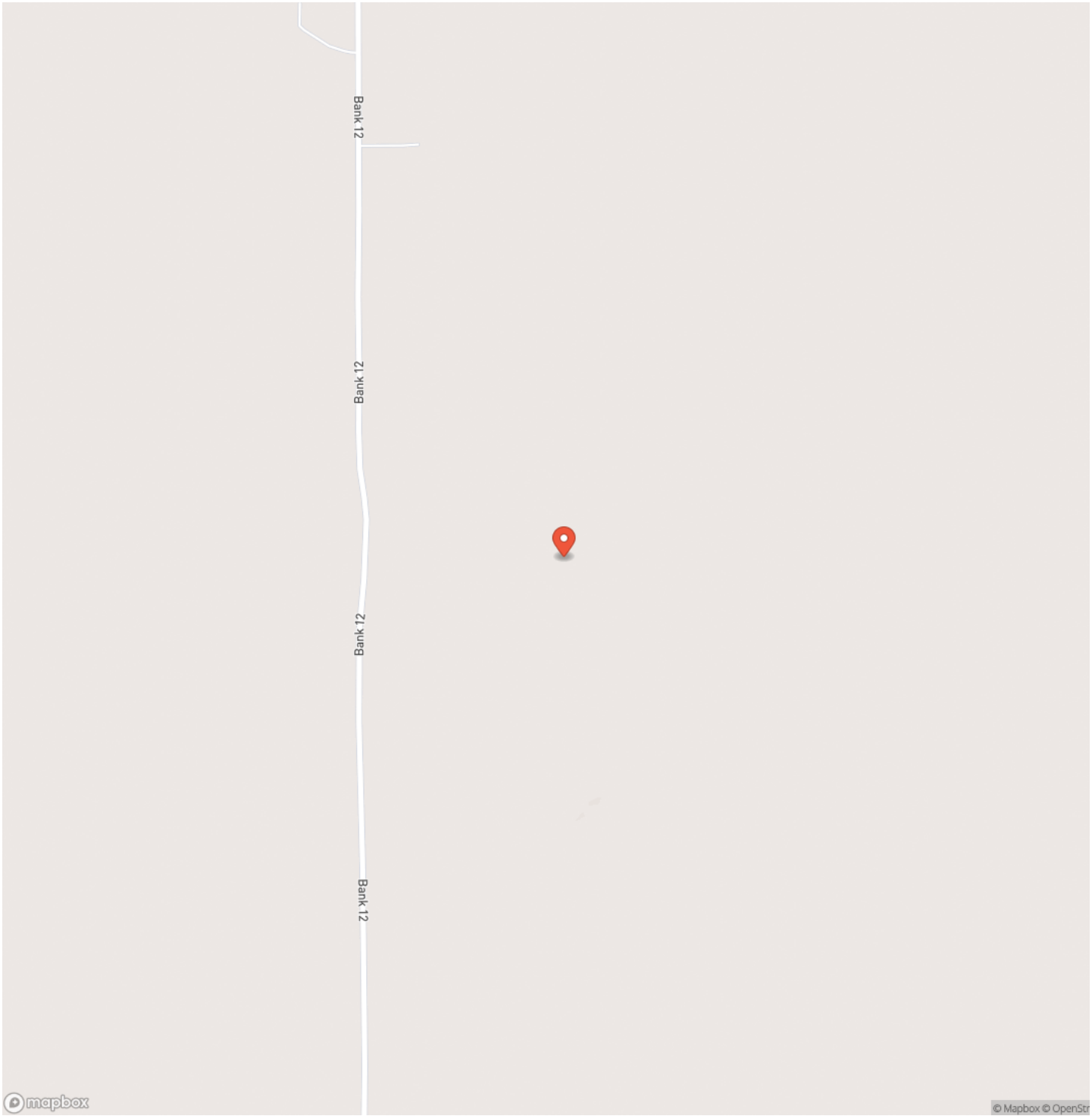
Cat Creek Hunting Camp is a great spot for hunting, relaxing, or building your dream getaway. If you'd like to see it or learn more, contact Trey Percy with Great Plains Land Company at [\(405\) 545-0985](tel:4055450985).

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.

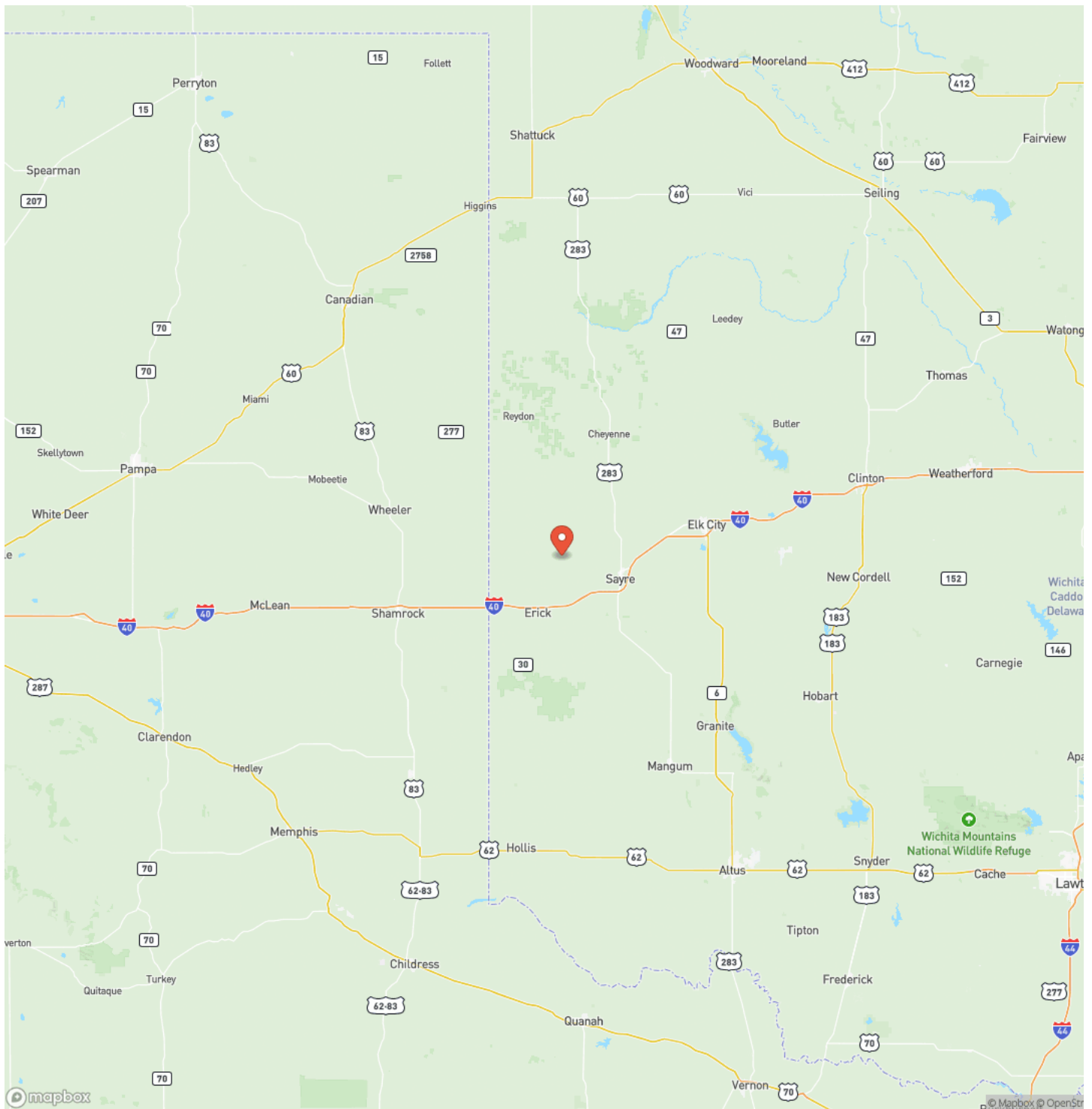
Cat Creek Hunting Camp
Sayre, OK / Beckham County



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

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MORE INFO ONLINE:
greatplainslandcompany.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.

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