



County Line Hideout | Stuart, Oklahoma | \$763,250



Executive Summary

The County Line Hideout encompasses 355± acres of untouched land in northwestern Pittsburg County, Oklahoma, bordering the Hughes County line. The property is conveniently situated near Stuart and McAlester, about two hours and forty-five minutes north of the Dallas–Fort Worth area. The land is easily accessible, with gravel road frontage along Buffalo Road, and is near US Highway 270 just north of Stuart, Oklahoma.

The ranch has a rugged, mountainous character, featuring terrain that ranges from moderate slopes to steep, dramatic changes. Multiple draws and a ridge line on the east end of the property, overlooking a valley below that feeds Sandy Creek. Three ponds and a seasonal creek are currently the only surface water sources.

The property is densely forested, with an abundance of pine, oak, elm, cedar, and a variety of other native trees. Its varied habitat includes dense vegetation, surface water, and significant elevation changes, support the habitat for wildlife. The ranch is home to whitetail deer, wild boar, turkey, and waterfowl populations. Free-range elk and black bears are known to the ranch and the immediate area, offering other unique hunting opportunities.

Aside from one natural gas well site, the ranch remains largely undisturbed and has not been hunted in over 50 years.

Beyond the county road frontage and minimally used road related to oil and gas activity, the land has been left to revert to a natural state. While electricity is available, there are no active meters on the property or any known functioning water wells or water meters currently in place. The County Line Hideout is a blank-slate opportunity to develop a hunting and recreational tract in East Central Oklahoma with hardwoods, pine, big elevation, and surface water.



Just The Facts

- 355± deeded acres (subject to survey) lying entirely in T6N R12E SEC 31
- Three ponds and one seasonal drainage creek
- Perimeter fencing on two sides
- Electric utilities are available but not currently in place
- Seller's owned mineral rights are negotiable
- Currently, there are no known water wells or water meters on the property
- The ranch is 90 percent covered with hardwoods, pine, and underbrush
- Surrounded by large and moderate-sized agricultural-based properties
- Mountainous terrain
- No residential structures or barns of any kind
- Existing oil and gas leases are held by production with one existing natural gas well site (no other known surface leases or wind leases)
- Located near Stuart, Oklahoma, and fifteen miles west of McAlester in Pittsburg County
- Existing pipeline and oil and gas access easements affect the surface



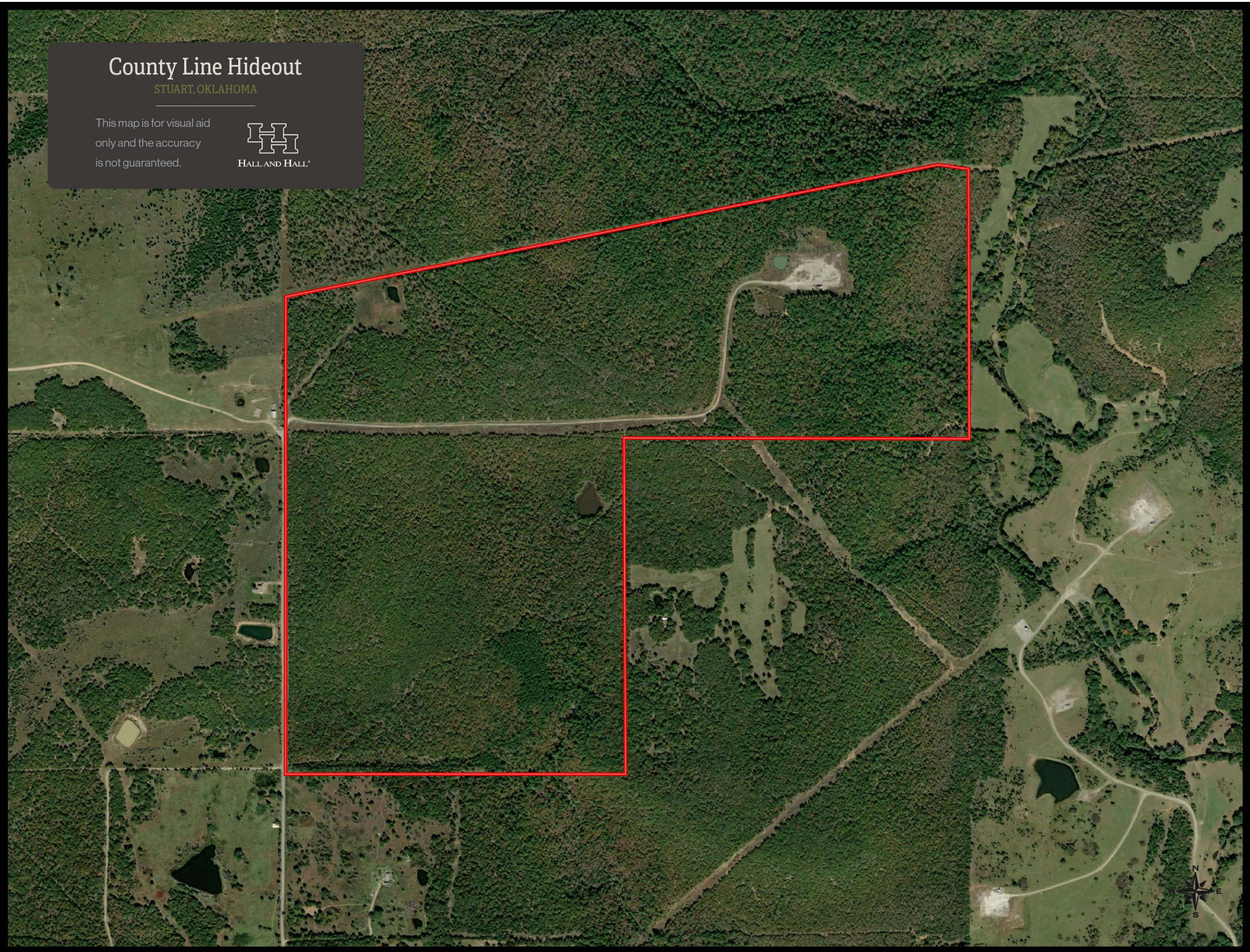
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STUART, OKLAHOMA

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