

FOR SALE

SE Oklahoma Hunting Ranch, Near Red Oak, OK

**The ranch sits in the NE corner of
Latimer Co. on the Le Flore Co. line.**

LEGAL: NE4; N2 SE4; NW4 SW4 SE4; E2 SE4 SW4.

270 +/- acres in Latimer Co., OK



This is a truly balanced hunting ranch, with excellent access from blacktop and maintained gravel county roads. Whitetail Deer, Hogs, Turkey, Fishing and the habitat is there for Wood Ducks. Lease roads from old gas well sites provide trails to the many (10) food plots. Brazile creek runs all year and dissects the ranch. Plus, there are two ponds at the main entry. Here's an opportunity to buy a special place, owned by the same family for over 100 years.



JC Barr, Broker

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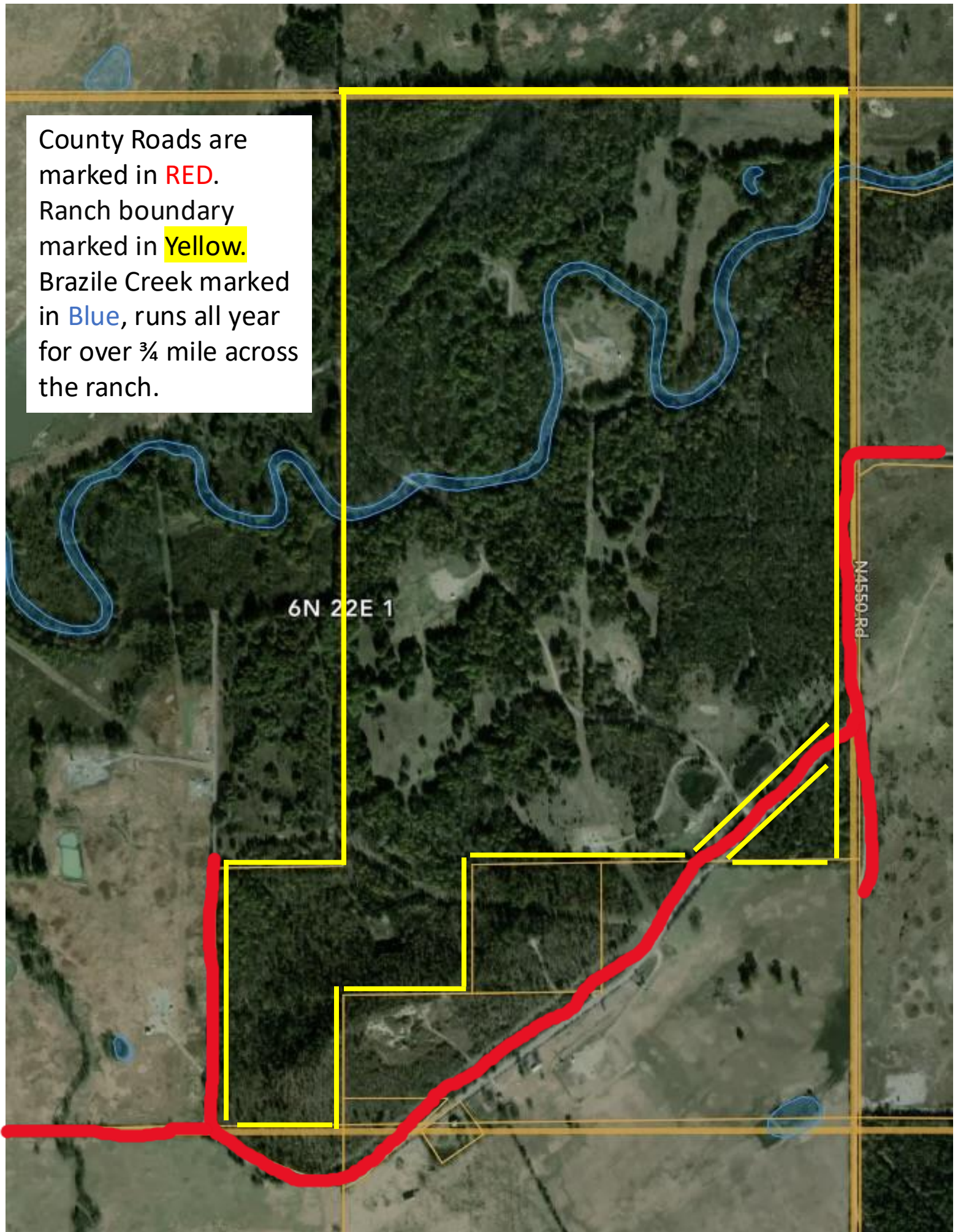
For Info & Showings

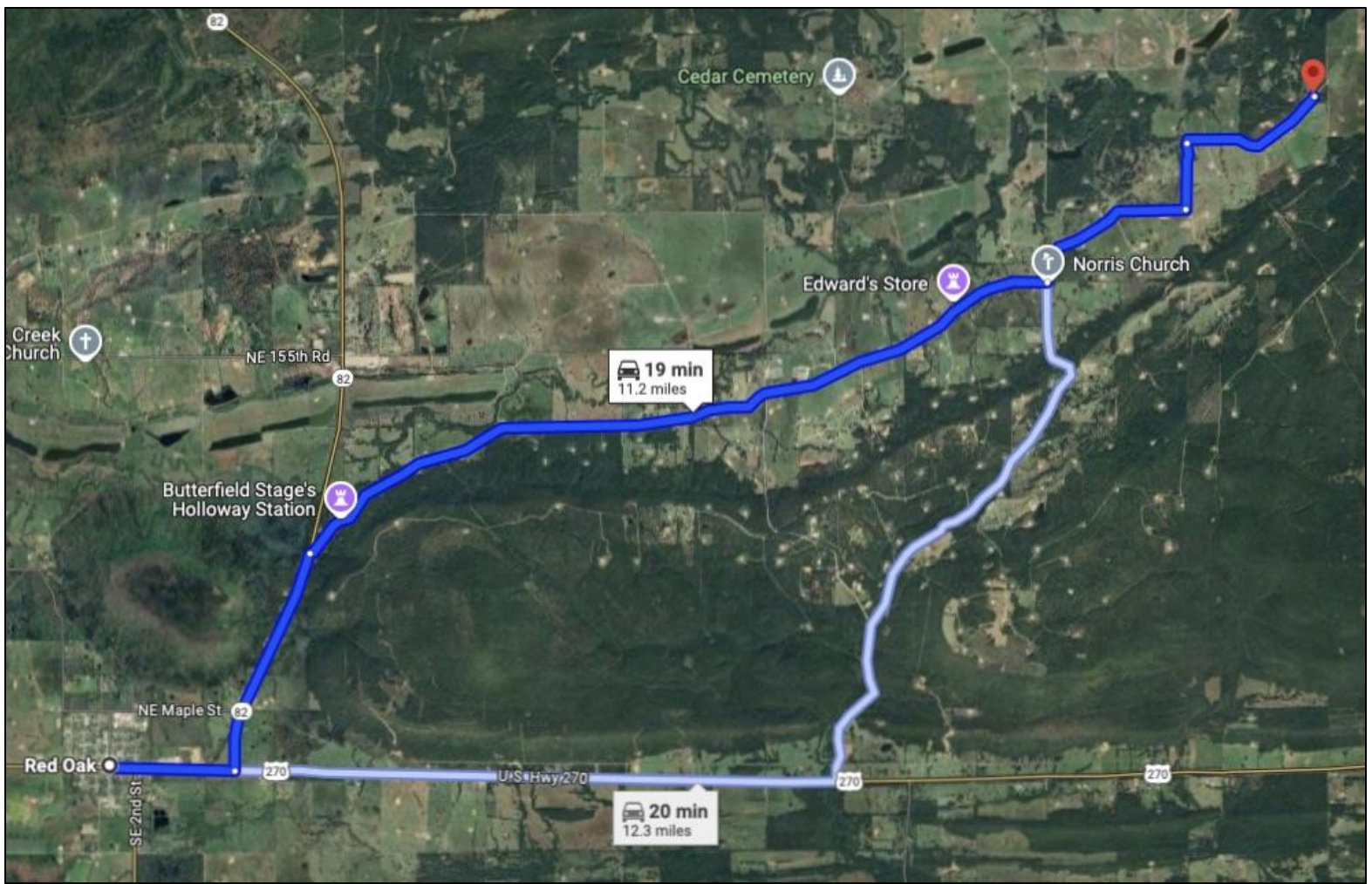
contact the Broker

County Roads are marked in **RED**.
Ranch boundary marked in **Yellow**.
Brazile Creek marked in **Blue**, runs all year for over $\frac{3}{4}$ mile across the ranch.

6N 22E 1

NASSORD





Driving Directions: From Red Oak, Oklahoma go 2 miles North on Hwy 82 to Norris Road (Right). Then proceed Northeast 5.8 miles to Norris Church. Go North (Left) on NE 1188th road ½ mile to the first (Right) to NE 163rd go 1 mile and then North (Left) on N4540 road for ½ mile, then East/Northeast 1 mile on NE 170th road to the property entry on the left. Oilfield pipe entry with cattle guard. “Smallwood” & legal description is on the oilfield signs at the gate.

Legal: Part of Section 1 - 6N – 22E, Latimer County, OK

2024 Real Estate Tax: \$206





One of Ten food plots on the land. These are well place and give lots of room for crops, Deer stands and great shooting.



Food plots are ready for a no-till drill with fall crops.

Two ponds sit right at the entry of the land.





Average annual rainfall is 50+ inches



Brazile Creek, runs year around and dissects the entire property.



The terrain varies from wooded hills, to creek bottom and some slews.



Low water crossing over Brazile Creek



Lots of water in Brazile Creek



One of Two ponds at the entry

This property has hunting, fishing and recreation for year around enjoyment





Set trotlines on the Creek and fish in the ponds. Hunt Deer, Turkeys & Hogs. There could be possible Wood Ducks in the slews.

