

# 149± Acre Recreation and Ranch Property

149.00 Acres

Hughes County, OK

\$576,306



HAYDEN  OUTDOORS.

## Activities & Amenities

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ATV/Off Road

Campground

Cattle/Ranch

Cycling/Mountain Biking

Fishing

Hunting - Big Game, Predator/  
Varmint, Small Game, Turkey

Pond/Lake

Timber/Wooded

Water Rights

## Land Details

Address: EW132RD, Holdenville,  
Oklahoma 74848, USA

Closest Town: Holdenville

Total Acres: 149.00

Deeded Acres: 149.00

Zoning: Rural Ag

Topography: Gentle rolling

Vegetation: Native

Timber Land Acres: 74

Pasture Acres: 75

Water Rights: Yes

Estimated Taxes: \$250 - 2024

Source of lot size: Assessor/Tax Data

Fence Type: Barbed wire



### **Property Summary**

149± acre recreational ranch on the Hughes and Seminole County line offering a blend of 74+/- acres of mature oak timber and 75+/- acres of open pasture. Excellent hunting with abundant wildlife, multiple ponds, and full fencing for livestock. Features paved Highway 56 frontage and county road access, providing both convenience and seclusion near Wewoka and Holdenville. Ideal for recreation, ranching, or future homesites.





## Land

Located along the Hughes and Seminole County line, this 149± acre recreational ranch offers a rare combination of prime hunting habitat, productive pasture, and excellent access. Comprised of two adjoining tracts, the property blends 74 acres of heavily wooded oak timber with 75 acres of open pasture, creating a diverse and highly usable landscape.

The timbered portion features mature hardwoods and dense cover, providing exceptional habitat for deer, turkey, and other native wildlife. With little to no hunting pressure in recent years, this area serves as a natural sanctuary, making it an outstanding opportunity for both seasoned and first-time hunters.

Complementing the timber, the additional acreage offers gently rolling pastureland with scattered oak trees, ideal for livestock grazing, future homesites, or continued agricultural use. Several ponds are scattered throughout the property, supplying reliable water sources for livestock while also enhancing the recreational appeal.

The property is fully fenced and benefits from both county road access and paved frontage along Highway 56, offering convenient access to Wewoka and Holdenville while maintaining a private, rural setting.

Whether you're looking for a turnkey hunting property, a working ranch, or a place to build and enjoy country living, this versatile 149± acre tract delivers the perfect balance of recreation and ranching potential.



### Key Features:

- 149± contiguous acres spanning Hughes & Seminole Counties
- Mix of mature oak timber and open pasture
- Excellent hunting with abundant wildlife
- Multiple ponds for livestock and recreation
- Perimeter fenced, cross fencing, hay trap, and working pen, livestock-ready
- Paved Highway 56 frontage plus county road access on CR1320
- Utilities are either on the property or nearby
- Convenient location near Wewoka and Holdenville
- Justice Public School District

Additional land tracts are available in the area. Contact listing agent for more details or to schedule a private showing.

### Improvements

Hughes Rural water District #5, water line on the south side of 1320RD. All buyers should verify connecting to any rural water district for availability.

Electric power is onsite.

Properties include both paved and county road frontage with four gated access points.

1 acre fenced older house lot with gated entrance, electric power and an older water well located off of CR1320





## Recreation

This property offers excellent hunting opportunities with a healthy population of whitetail deer, turkey, and wild hogs. The mature timber provides ideal cover and travel corridors, while the diverse edge habitat enhances wildlife movement and overall hunting success. With multiple locations suited for both rifle and archery setups, the land also offers great potential for food plots and feeder placement, making it a well-rounded recreational tract for hunters of all levels.

## Agriculture

The combined 149± acres has an estimated carrying capacity of approximately 20 animal units. With the addition of livestock improvements and the implementation of rotational grazing and proper range management, the property has the potential to support increased stocking rates. The land is currently not being grazed, allowing a new owner the opportunity to immediately introduce livestock upon closing.

- Native open pastures
- Working pen
- Multiple ponds and a seasonal creek for livestock
- Perimeter fenced with cross fencing – room to improve
- Excellent access from paved and gravel roads
- Livestock pen
- Hay trap

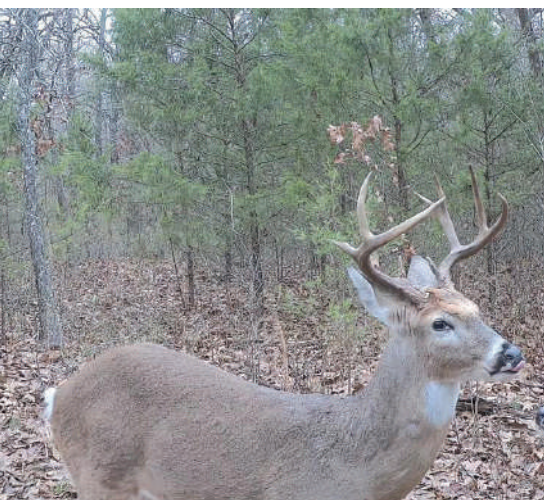
## Water/Mineral Rights & Natural Resources

Mineral rights are not included in the sale. The property is subject to existing oil and gas production.

## History

A small historic Native American family cemetery from the late 1800s is located on the property, with visible remnants still present today.

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## Hayden Outdoors

# Buyer Process

**BUYER QUALIFICATION:** Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

**PROPERTY SHOWINGS:** With regard to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

**REPRESENTATION OF OFFERS:** Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

**BROKER PARTICIPATION:** Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

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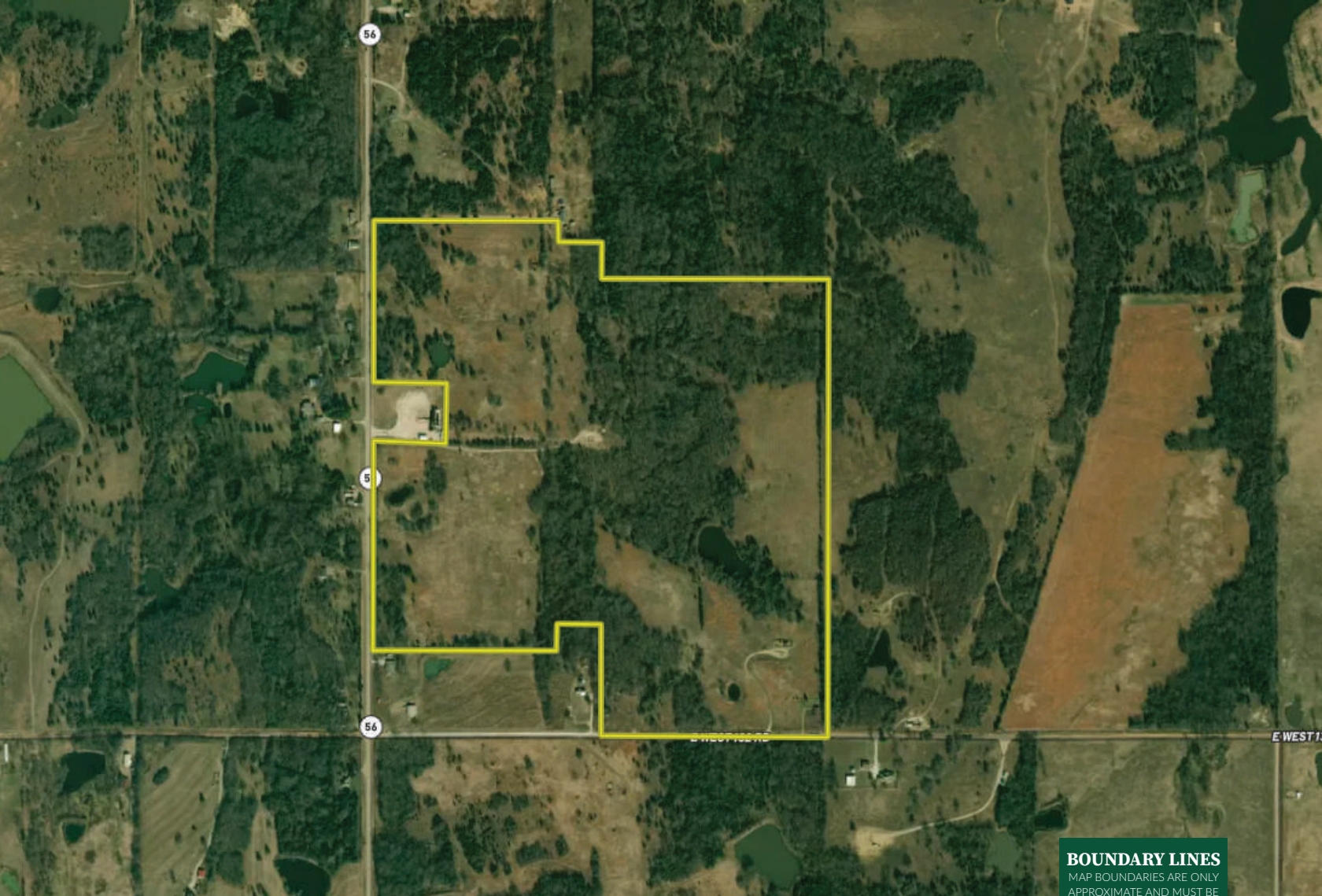


*"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"*

*- RICK STEINER, SELLER/BUYER*

Scan to see more  
testimonials

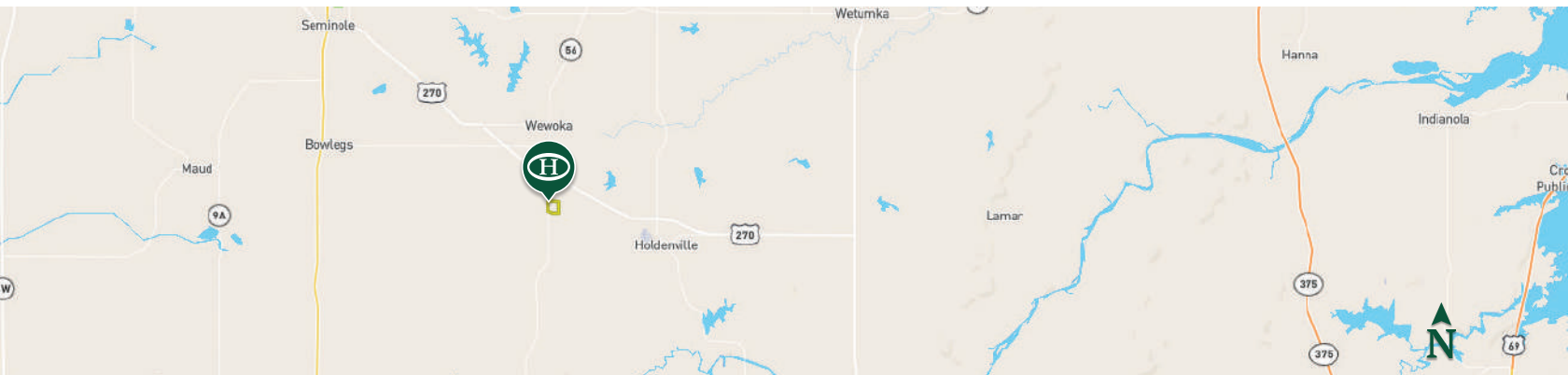




 Boundary

**BOUNDARY LINES**

MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.



## Stacy Callahan

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