



**52± ACRE LAKE • 6 ADDITIONAL PONDS**

*Incredible*  
**FISHING & HUNTING**  
**PROPERTY**

**487±  
Acres**

**LISTING PRICE: \$3,290,000**

**Property Location: Pittsburg County, Arpelar, OK**



**Heard Auction  
& Real Estate**



**REALTREE**  
UNITED COUNTRY  
HUNTING PROPERTIES

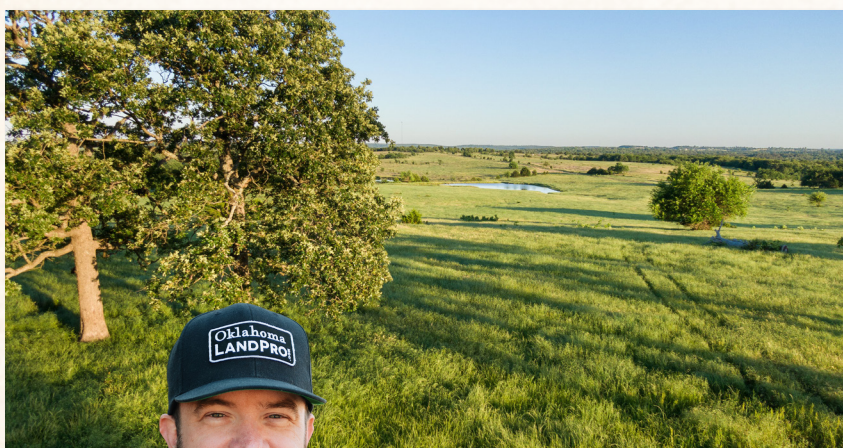
Blake Merritt, Realtree Land Pro  
405-317-8670

**Oklahoma  
LANDPRO<sup>®</sup>.com**



487±  
Acres

# Incredible FISHING & HUNTING PROPERTY



Come see this beautiful lake property with unlimited hunting and fishing potential!

## PROPERTY FEATURES:

- 487.95± Acres
- 52± Acre Lake
  - Incredible Fishing & Duck Hunting
  - Floating Dock
  - Beautiful Rock Spillway
- 4,000± Sq Ft Metal Barn
- Rural Water & Electric On-Site
- ½ Mile Gravel Driveway
- 6 Additional Ponds
- Established & Widened Trail Systems
- Approx. 50/50 Mix of Pasture/Timber
- Beautiful Pasture
- Mature Timber
  - Holds an Impressive Deer Population
- **Property Location: Pittsburg County, Arpelar, OK**
  - 6± Miles from the Indian Nation Turnpike
  - Entrance is just 1.5± Miles North of Highway 270
  - 105 Miles from OKC
  - 85 Miles from Tulsa
  - 160 Miles from Dallas
  - 10 Miles West of McAlester, OK



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*Adjoining 1,533± Acres also Available For Sale*



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