TURNKEY 40-ACRE HUNTING PROPERTY WITH BUILDING POTENTIAL NEAR WETUMKA, OK
0000 East 122 Road
Wetumka, OK 74883

$194,000
40± Acres
Hughes County







MORE INFO ONLINE:

https://1776-landcompany.com/

SUMMARY

Address
0000 East 122 Road

City, State Zip
Wetumka, OK 74883

County
Hughes County

Type
Hunting Land, Undeveloped Land

Latitude / Longitude
35.251985 / -96.195823

Acreage
40

Price
$194,000

Property Website
1776-landcompany.com







PROPERTY DESCRIPTION

If you've been looking for a quality recreational property that is ready to hunt from day one, this 40-acre tract just 5 miles northeast of Wetumka offers an excellent combination of wildlife, improvements, accessibility, and future potential.

The property has been thoughtfully improved over the past three years and is truly **turnkey for the serious hunter** while also offering multiple potential building sites.

The property features **county road frontage and access on two sides**, providing excellent accessibility and flexibility. A newly asphalted entry drive leads to a **40' x 70' improved pad**, where you'll find a brand-new storage container, electrical service, meter, and RV hookup through Canadian Valley Electric. Rural water is also available through the Hughes County Rural Water District, giving you the infrastructure needed for a future homesite, weekend retreat, or hunting camp.

For the outdoorsman, the property is set up and ready to hunt. It includes **two 600-pound feeders, a pop-up blind, and a quality hunting stand**, along with abundant wildlife throughout the property. The combination of **heavily wooded areas, pockets of pasture, multiple ponds, and diverse habitat** creates excellent opportunities for **whitetail deer, turkey, and waterfowl hunting**. Beautiful mature trees provide cover and privacy while adding to the property's overall appeal.

The entire property is **fully fenced and gated**, providing security and easy access. Whether you're looking for a private hunting retreat, recreational acreage, a place to build, or a combination of all three, this property offers the improvements and setting to make it happen without starting from scratch.

Conveniently located approximately **5 miles northeast of Wetumka, Oklahoma**, with Tulsa roughly an hour and a half away, this property provides the opportunity to own a private piece of Oklahoma countryside while remaining within a reasonable drive of the city.

A property this well-improved and ready to enjoy is a rare find. Come take a look and see what this 40-acre Oklahoma hunting and recreational tract has to offer.

40 acres | Turnkey hunting setup | Multiple ponds | Excellent wildlife | County road access on two sides | Fully fenced & gated | Power & RV hookup | Rural water | New storage container | Multiple building sites | Beautiful mature trees

ADDITIONAL ITEMS AVAILABLE FOR PURCHASE: 2025 John Deere 3043 with Bucket, Mower and Box Blade. Like new! Only 6 hours of use. A **2014 Polaris 570E UTV, 2014 Texas Bragg single-axle trailer, and 2020 Forest River No Boundaries (Nobo) camper** are also available for purchase separately. **These items are not included in the sale of the real estate and are available for purchase by separate agreement.**



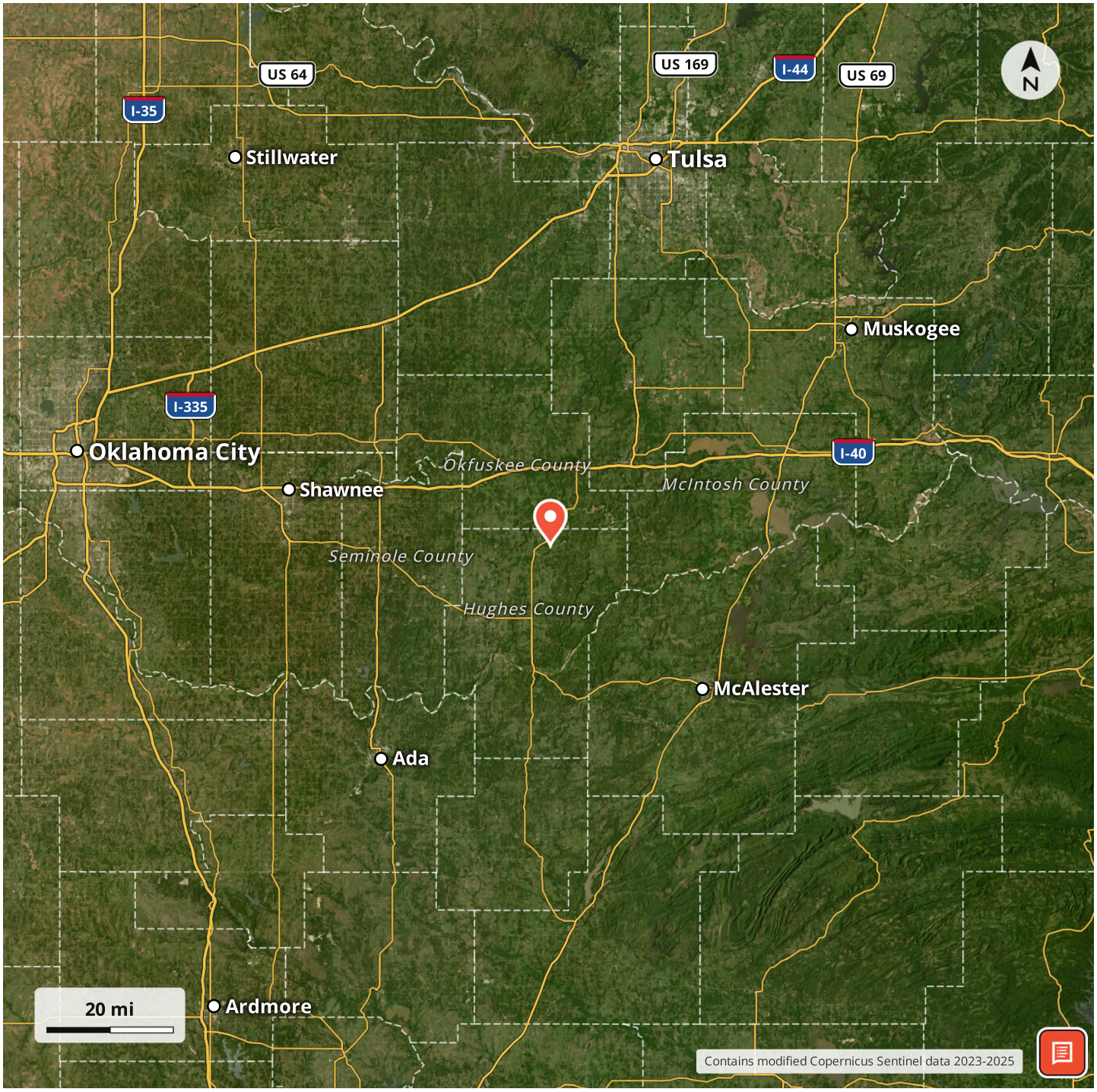





MORE INFO ONLINE:

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Regional Map



Locator Map



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https://1776-landcompany.com/

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip
Bixby, OK 74008

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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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