



Chimney Rock Ranch, Latimer County, Oklahoma, 494.00 Acres

\$1,650,000

Location: Near Yanush, OK

Distance to:

- Dallas: 185 miles, 3+ hours
- Tulsa: 131 miles, 2+ hours
- Oklahoma City: 170 miles, 2.5 hours

Size: 494 +/- Acres

Description: A 495-acre hunting/recreational property with large timber, beautiful views, a shop and house, a trailer house, a covered barn, and two manufactured buildings that can be finished out for more accommodations. With a combination of

lower pastures and hillside forest, this property can be utilized as a family hunting ranch or more fences can be built in addition to the existing fence for livestock. The eastern boundary is bordered by Oklahoma Highway 2 with multiple points of access.

Terrain and Landscape: Chimney Rock Ranch sits at the western end of the Winding Stair Mountains, where the hills spill into a large, bowled clearing. A house and shop sit on top of the hill overlooking the lower ground, scenic Potato Hills, and Kiamichi Mountains in the distance. Along that hilltop, ponds sit on each end, trails run east and west and then fall south into the large pine timber forest. Anderson creek begins in the lower area of acreage and carries westward with a drop in elevation. The creek is seasonal and pools up during the warmer months, but there are multiple ponds to sustain wildlife during those months.

Water: There are 5 ponds across the ranch in addition to the seasonal headwaters to Anderson Creek. A water well and pump sit at the top of the hill to feed the house and another well and pump sit down by the front gate near the highway to supply the trailer house.

Wildlife: This ranch offers a variety of species to hunt such as: White-Tailed Deer, Eastern Turkey, Rio Grande Turkey, American Black Bear, quail etc...

Timber: There is currently a contract in place to cut the existing timber set to begin in early December 2025. The purpose of the cut is to usher in new hardwood and browse growth to increase the available food for wildlife. This will drastically increase the quality of the deer habitat and increase the carrying capacity. A “management cut” will be done over the winter to attain a much more desirable habitat instead of the homogeneous forest that exists on the property. The new owner can take over this existing contract, and the funds will be diverted to them. The contract is in place with an extremely reputable timber company and is being managed by a third party.

Comments: Do not miss a chance to own a unique property set atop the hills of Latimer County. New roads have been cut, and everything has been set in motion for a new owner to have the ability to invest back into the property and put their own touch on it. Contact us today with any questions or to schedule a showing.

Main Info

- Street Address : 9915 Oklahoma 2
- Lot Size Acres : 494.00 Acres
- Postal / Zip Code : 74578
- Dwelling : No
- State / Province : Oklahoma
- County : Latimer
- Closest City : Yanush

Broker Info



Brett Heflin

(P:) [918-429-3621](tel:918-429-3621)

(M:)

bretthefflin@hroutfitters.com

seokrealty.net

Brett is an agent working for Southeastern Oklahoma Realty in McAlester, Oklahoma. Born in Texas, Brett moved to the area where he spent his time growing up hunting and fishing. Land development and habitat restoration always have been his

passion and that led him to Baylor University, where he earned a Bachelor of Science degree in Environmental Science. Before moving to SE Oklahoma, Brett gained experience by working with The Nature Conservancy and a species mitigation firm. While living in Oklahoma, with his wife and children, Brett spent 7 years running a commercial hunt area. While on the ranch, Brett spent his time improving the habitat and managing a variety of different species. Since starting at Southeastern Oklahoma Realty in 2020, Brett has put his skills to work taking care of his landowners and future landowners. Whether buying or selling land in SE Oklahoma, let's Brett's knowledge and desire to help others assist you in the process.

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