

Sports Afield Trophy Property

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Robbers Cave Retreat, Latimer County, Oklahoma, 450.00 Acres

\$1,687,500

Location: Wilburton, OK

Distance to:

- Dallas: 180 miles, 3 hours
- Tulsa: 125 miles, 2 hours
- Oklahoma City: 160 miles, 2.5 hours

Size: 450 +/- Acres

Description: A 450-acre hunting/recreational tract sitting along a hilltop, with a large flat relief, that runs downhill to the east and west. The higher elevation of the property offers some amazing views of the surrounding hills and valleys where a small 2-story hunting cabin sits above a pond. A diverse tract with varying topography, vegetation, and area for development.

Terrain and Landscape: This hunting ranch offers varying terrain features and diverse vegetation for native white-tailed deer and other wildlife. The western half of the property offers a gentle sloping terrain that flattens out into areas that can be cleared into meadows or feeding areas for wildlife. The eastern half of the property is less gentle, in areas, but there is plenty of opportunity for more trail development and clearing.

Natural features of the property include draws carved alongside flat reliefs where wildlife tend to travel and bed. Long stretches of power line clearings routed through the rolling terrain create excellent hunting lanes where multiple feed sites can be established.

Wildlife: This ranch offers some of the best hunting southeastern Oklahoma can offer and is home to White-Tailed Deer, Eastern Turkey, Black Bear, quail etc... Many neighboring WMA's, and large expanses of land, have harbored/grown large bucks that end up in these hills.

Income Potential: Rock is currently being harvested in certain areas of the property and being sold. A staging yard for pallets of rock sits on the north of the property, where it can be loaded and shipped out. The proximity of this land to Robbers Cave State Park also offers the prospect of future lot or cabin development. Electricity can be found in many areas of the property and road access could be expanded quite easily.

Comments: The hunting potential paired with the ease of access make this a unique tract. Robbers Cave State Park and WMA are just up the road from this property, and you can tell by the number of deer you see on the area roads. Do not miss a chance to own a fantastic hunting tract just a few hours from Dallas, OKC, or Tulsa. Contact us today.

Main Info

- Postal / Zip Code : 74578
- Lot Size Acres : 450.00 Acres
- State / Province : Oklahoma
- Dwelling : No
- County : Latimer
- Closest City : Wilburton

Broker Info

Brett Heflin

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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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