

## Sports Afield Trophy Property

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### **Triple W Hunting Ranch, Okfuskee County, Oklahoma, 235.00 Acres**

**\$1,575,000**

TRIPLE W HUNTING RANCH

**Location:** Weleetka, OK

**Distance to:**

- Dallas: 190 miles
- Tulsa: 68 miles
- Oklahoma City: 86 miles

**Size:** 235 +/- Acres

**Description:** A turnkey 235-acre hunting/recreational tract sitting on a hilltop with picturesque views of the North Canadian River and the surrounding countryside where an established cabin and facilities have been built and outfitted. 160 Acres of the property are completely fenced (1 mile) with 8' woven wire fence and already stocked with an assortment of game species. The remaining 75 acres, lying to the east, offers gentle terrain and scattered meadows where stands have been

established for hunting outside of the fence.

\*\*\*NEARLY EVERYTHING WILL STAY WITH THE RANCH WITH THE EXCEPTION OF A FEW THINGS\*\*\*

**Facilities:** There is a \*\*\* sq/ft main cabin with 2 bunk rooms, a bathroom, and kitchen. There is also an 80 sq/ft deck with Jacuzzi included. In addition to the main cabin there are three outbuildings. One building is a entertainment and utility room with an attached lean-to. A smaller 780 sq/ft building houses old equipment now but can be turned into a cold storage for meat/carcasses. One more 840 sq/ft equipment storage building with a covered carport and lean-to currently houses a feed buggy that stays with the ranch.

There is a covered shooting house, an RV hookup with water, a storm shelter, a cleaning rack, and custom rock fire pit that all sit on the house-site as well.

**Terrain and Landscape:** This hunting ranch offers varying terrain and diverse vegetation for many different species. Hardwood timber at different life stages, as well as scattered browse, offer the ability to ease the cost of the routine supplemental feeding. The soil is sandy and combination loam in most areas across the ranch, with some areas being rocky but easily manageable. There are trails across the ranch at nearly every corner and the fence-line has been cleared and maintained.

Established hunting blinds and feeders sit in open meadows or lanes established through the woods. The surrounding forest and topo. combine to create corridors where wildlife can move from feeding to bedding areas. Thicker patches of timber along drainage and near wet areas make for cooler spots during the summer months for animals on the ranch.

**Wildlife:** This ranch is an established commercial hunt area licensed by the Oklahoma Department of Wildlife Conservation. Species stocked on this ranch include White-Tailed Deer, Audad, Scimitar Oryx, Fallow Deer, Transcaspian Urial, Mouflon, and Black-Buck. There are both males and female of each species.

In addition to the animals that have been stocked inside the fence, native wildlife pursuits can still occur to the east on the un-fenced 75 acres. Native species such as White-tailed deer, Eastern/Rio Grande Turkey, Feral Hogs, Black Bear, and other assorted game species.

**Comments:** Here is an opportunity to own your own hunting ranch or commercial hunting business. All the hard work has been done to get this ranch going while also having the ability to expand the size of the ranch or even add to the facilities. With the way that tourism/vacationing has changed, there is also potential for other income streams with this property. Do not miss the chance to look at this property. Contact us today to schedule a showing.

#### Main Info

- Postal / Zip Code : 74880
- Lot Size Acres : 235.00 Acres
- State / Province : Oklahoma
- Dwelling : No
- County : Okfuskee
- Closest City : Weleetka

#### Broker Info

Brett Heflin

**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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