



**Bear Canyon Ranch, Latimer County, Oklahoma, 615.00 Acres**

**\$1,226,925**

**Location:** Hwy 1 South. Yanush, Ok

**Distance to:**

- Dallas: 185 miles, 3 hours
- Tulsa: 155 miles, 2 hr. 45 min
- Oklahoma City: 170 miles, 2 hr. 45 min

**Size:** 615 Acres

**Description:** A 615-acre hunting/recreational tract that sits on separate sides of a creek with differing elevations and numerous roads and trails stretching from hilltop to creek bottom and everywhere along the way. One small cabin with electricity and water sits atop a flat pad past the entrance of the property. A doublewide modular home, with utilities, sits just off the highway with a small pond in the backyard and multiple storage sheds.

**Terrain and Landscape:** This hunting ranch offers varying terrain features and diverse vegetation for native white-tailed deer and other wildlife. Boggs Hollow Creek winds through the center of the property and holds water throughout the year. Hardwoods and some pines line the sides of the creek and briars grow in between offering browse for wildlife. In addition to the creek, there is a small pond on the western side of the property that sits at the base of the hill near a food plot and feeder.

The timber has been cut to maximize hunting potential and usher in hardwood growth. A managed harvest was utilized to clear pine while also clearing canopy for native vegetation, now young hardwoods have succeeded in place of young pines due to some supplemental burning. Hunting stands, feeders, and plots are set along the higher hillsides to the north and others sit along the creek. One of the most successful stands sits on a short ridge overlooking woods and creek.

In addition to the hunting, there are miles of roads and trails that web across the hillsides and creek bottoms. Hours of fun can be had just riding the main trails around the ranch, and many scenic points can be accessed along the way.

**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... Two 170" + deer were harvested during the 2020 season and even better deer have been seen on game cameras on this ranch and neighboring properties. There are many trophy deer that roam these woods,

and the proof is there. Not only does someone have a chance at a trophy white-tailed deer but they can also try their skill during black bear season. Once deer season is over, then one can venture off into the hills and call up an elusive tom turkey. The hunting opportunities here are endless.

**Comments:** The hunting potential paired with the ease of access make this a unique tract. You have the privacy of the hills and creek while also being having the ease of highway frontage. The road makes up the southern boundary and the rest of the land sprawls back into the hills. Utilities are on location and the land has been managed to begin its development into ideal hunting habitat. This would make a great family retreat with the miles of trails and various scenic points throughout the property. Contact us today before it is too late.

### Main Info

- Postal / Zip Code : 74574
- Lot Size Acres : 615.00 Acres
- State / Province : Oklahoma
- Dwelling : No
- County : Latimer
- Closest City : Yanush

### Broker Info



#### Tim Diehl

Southeastern Oklahoma Realty

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Tim Diehl is the broker/owner of Southeastern Oklahoma Realty LLC, located in McAlester, Oklahoma. Tim has over 20 years experience in the real estate industry including sales, development, and rental properties. Tim has specialized in selling hunting, recreation, and ranching land, which has allowed him the opportunity to help many outdoorsmen and ranchers find their perfect properties. Raised in Oklahoma, Tim has firsthand knowledge of the land and knows the spirit that landowners in Oklahoma possess. His passion for the outdoors makes him the perfect person to help you with your purchases of hunting land, cattle land, and 1031 exchanges. Being an avid hunter and sportsman himself gives Tim added insight to help you find your perfect property. Whether you are looking to buy or sell you Oklahoma land, let Southeastern Oklahoma Realty LLC put our experience to work for you!

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