



**Bear Canyon, Latimer County, Oklahoma, 445.00 Acres**

**\$999,000**

**Bear Canyon Ranch**

**Location:** Hwy 2. Tuskahoma, Ok

**Distance to:**

**Dallas:** 185 miles, 3 hours

**Tulsa:** 155 miles, 2 hr. 45 min

**Oklahoma City:** 170 miles, 2 hr. 45 min

**Size:** 445 Acres +/-

**Description:** A one-of-a-kind trophy hunting property with beautiful views of the surrounding wilderness and hills. This 445-acre hunting/recreational tract sits on separate sides of Boggs Hollow Creek with differing elevations. Numerous trails stretch from hilltop to creek bottom where small food plots with blinds are set up across the property. Bear Canyon already has a cleared pad site with utilities and a cabin, making it ready to use for any future owner.

**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.

**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 Eastern tom turkey. The hunting opportunities here are endless with the varying terrain and vegetation.

**Comments:** Don't spend the precious time you have in the woods, driving miles down county/forestry roads. The hunting potential paired with the ease of access make this a unique tract. You have the privacy of the hills and creek with the added benefit of highway frontage. HWY 2 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. Contact us today before it is too late.

#### Main Info

- Postal / Zip Code : 74574
- Lot Size Acres : 445.00 Acres
- State / Province : Oklahoma
- Dwelling : No
- County : Latimer
- Closest City : Yanush

#### 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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