

## PINE CREEK WEST REFUGE

RUFÉ, OKLAHOMA | 743 ACRES | \$2,086,000

Pine Creek West Refuge is a 743± acre property that features a diverse blend of timber, open fields, food plots, and pasture, supporting wildlife habitat, timber production, and a small cattle operation. Gently rolling terrain in the foothills of the Ouachita Mountains places the land less than 12 miles from the Red River and Texas border, and near several prominent lakes, rivers, and recreational destinations. Surrounded by renowned Wildlife Management Areas and close to Pushmataha WMA's elk habitat, the area offers exceptional hunting and outdoor recreation. Ideally located between Broken Bow/Hochatown and Antlers, the tract provides strong agricultural potential and outstanding recreational value, further enhanced by adjacency to U.S. Army Corps of Engineers land and large timber holdings.

Located in northeast Choctaw County in southeastern Oklahoma, the property offers convenient access from DFW, Oklahoma City, Tulsa, Texarkana, and Fort Smith, each approximately a three-hour drive. It is ideally positioned about 25 miles from both Broken Bow and Antlers, with Pine Creek Lake just three miles to the east and adjoining Corps of Engineers land. Beavers Bend and Hochatown are 25 miles to the east, while Hugo Lake lies less than 15 miles to the west. The property features county road frontage along both the north and west boundaries and is situated just over two miles south of State Highway 3.



## ACREAGE

The 743± acres consist of a diverse mix of timber, open fields, food plots, and pasture, currently managed for wildlife, timber production, and a small cattle operation. The terrain is nearly level to gently rolling and lies within the foothills of the Ouachita Mountains. The Red River and the Texas state line are less than 12 miles to the south. The property is centrally located among three of the most well-known lakes in a tri-state area, along with mountain rivers to the north.

Several Wildlife Management Areas are nearby, including Pine Creek, Little River, Honobia Creek, and Three Rivers. Pushmataha WMA, home to one of Oklahoma's few elk herds, lies just to the north. The surrounding area is renowned for its recreational opportunities, featuring numerous lakes, rivers, mountain ranges, equine facilities, and nearby National Forest lands.

## WILDLIFE

Abundant populations of deer, turkey, hogs, waterfowl, and small game. Fishing opportunities in the surrounding area are excellent.

## WATER

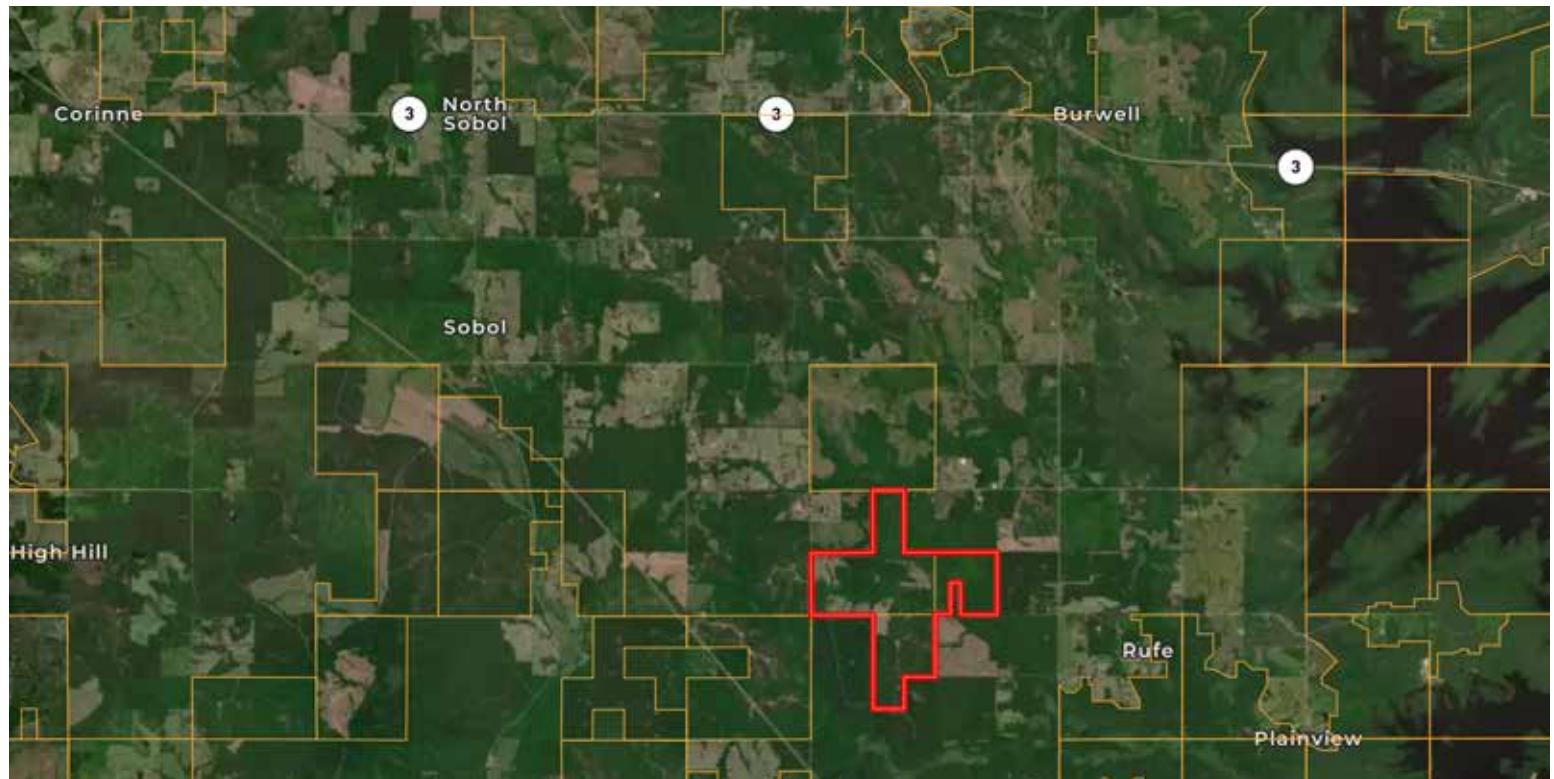
Two ponds, wet-weather drainages, and a slough that provides outstanding waterfowl habitat.

## SUMMARY

This exceptional property offers outstanding hunting opportunities for whitetail deer, turkey, waterfowl, hogs, and small game, complemented by valuable timber resources. Set in the scenic mountains of southeastern Oklahoma, it presents a rare chance to own a premier hunting retreat with the added benefit of a functional cattle ranch.







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