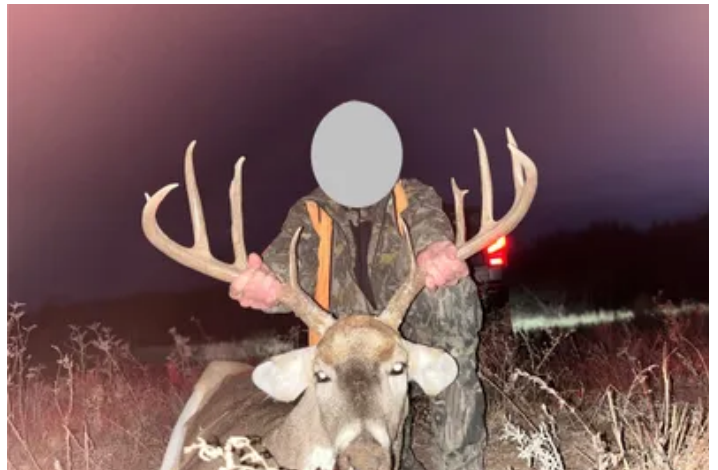


Flint Ridge 600+/-  
0000 Chewy Rd  
Watts, OK 74964

**\$1,800,000**  
600± Acres  
Adair County



**Flint Ridge 600+/-  
Watts, OK / Adair County**

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**SUMMARY**

**Address**

0000 Chewy Rd

**City, State Zip**

Watts, OK 74964

**County**

Adair County

**Type**

Hunting Land, Recreational Land, Riverfront

**Latitude / Longitude**

36.111135 / -94.786163

**Dwelling Square Feet**

0

**Bedrooms / Bathrooms**

1 / 1

**Acreage**

600

**Price**

\$1,800,000



**Flint Ridge 600+/-  
Watts, OK / Adair County**

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**PROPERTY DESCRIPTION**

A rare opportunity to own 600+/- acres of some of the best whitetail hunting ground in Eastern Oklahoma. This acreage offers a wide variety of elevation changes, private access to the Illinois River, a live spring, numerous wet weather creeks, giant oak ridges and good access. This tract offers the perfect terrain changes, cover, food, and water to keep the big deer on your property all year long. If you are looking for the ultimate hunting tract, this is the one for you.

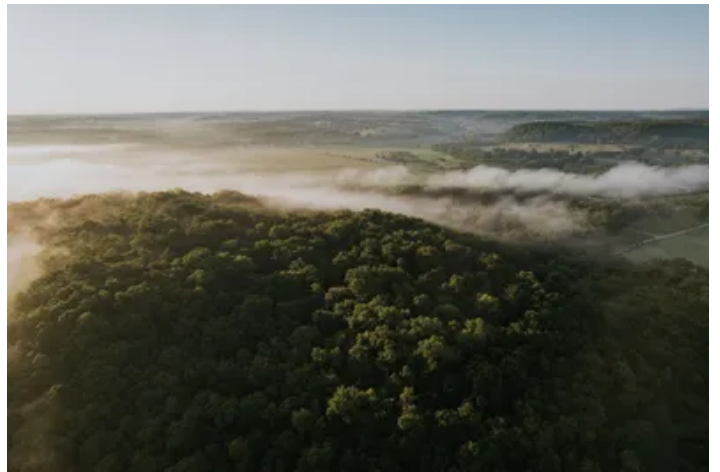
-30 minutes from Siloam Springs, AR.

-1 hour from Tulsa, OK.

-1 hour from Bentonville, AR



**Flint Ridge 600+/-  
Watts, OK / Adair County**



**LISTING REPRESENTATIVE**  
For more information contact:



**Representative**

Seth Fritts

**Mobile**

(918) 575-4298

**Email**

Seth@saltplainsproperties.com

**Address**

**City / State / Zip**

Edmond, OK 73034

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**NOTES**

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## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which the broker or agent is licensed. The information presented has been obtained from sources deemed to be reliable but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, land classification, etc., are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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