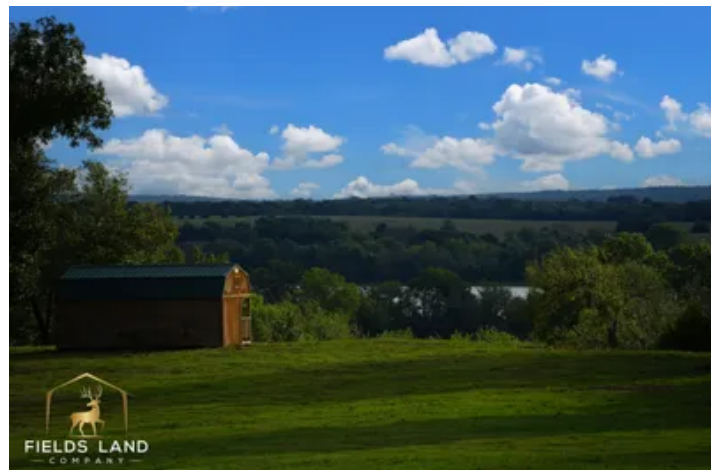


70 Acres Henryetta Lake (Hunting)
31900 s 240 rd
Henryetta, OK 74437

\$350,000
70± Acres
Okmulgee County



70 Acres Henryetta Lake (Hunting) Henryetta, OK / Okmulgee County

SUMMARY

Address

31900 s 240 rd

City, State Zip

Henryetta, OK 74437

County

Okmulgee County

Type

Hunting Land, Farms, Recreational Land, Undeveloped Land, Ranches, Lakefront, Horse Property

Latitude / Longitude

35.392902 / -95.943826

Bedrooms / Bathrooms

1 / --

Acreage

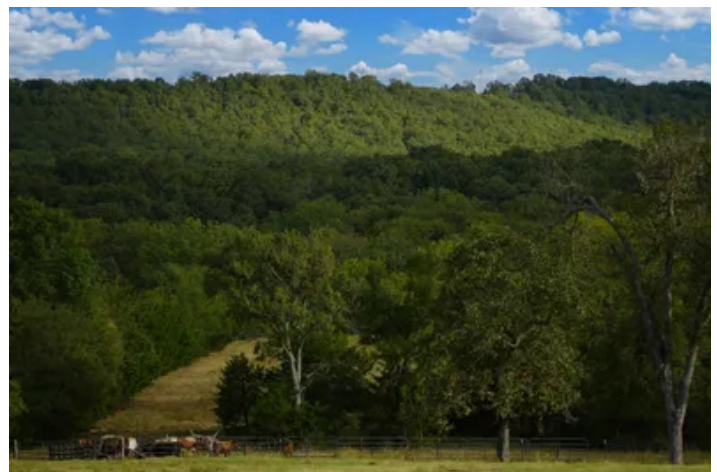
70

Price

\$350,000

Property Website

<https://fieldslandcompany.com/property/70-acres-henryetta-lake-hunting-okmulgee-oklahoma/90741/>



70 Acres Henryetta Lake (Hunting)

Henryetta, OK / Okmulgee County

PROPERTY DESCRIPTION

This 70-acre property offers a rare blend of lake access, hunting opportunities, and a picture perfect hilltop building site. From the cabin site, you'll enjoy panoramic views over looking Henryetta Lake and the bottom fields below—an ideal setting for a forever home or weekend retreat.

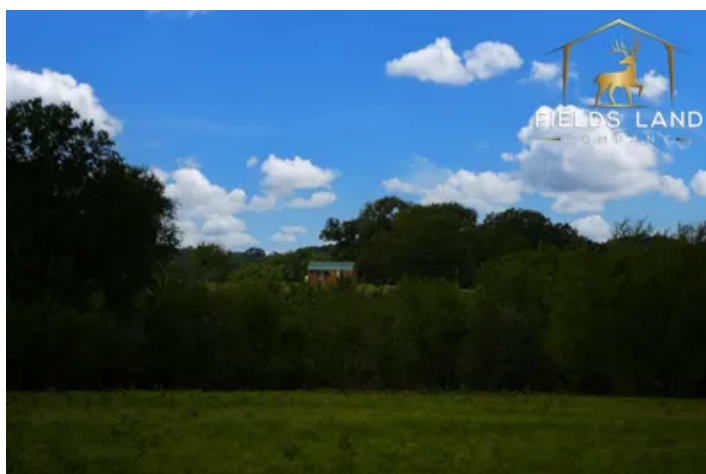
A winding creek flows through the property, fed by a channel off the lake, creating a natural draw for ducks and waterfowl. With a little work on the slough in the timber, it could become a premier duck hunting attraction. The mix of pasture and mature pecan and oak bottoms also makes for excellent deer habitat, ensuring year-round recreation.

At the gated entry, the property is already set up with electric, rural water, and fiber, so you can focus on building your dream home and enjoying the outdoors from day one. Whether you're looking for a secluded place to build, a hunting retreat, or just a private getaway with lake frontage, this tract checks every box.

Give Me A Call Today For Your Private Showing

Kendale Fields [918-329-6902](tel:918-329-6902)

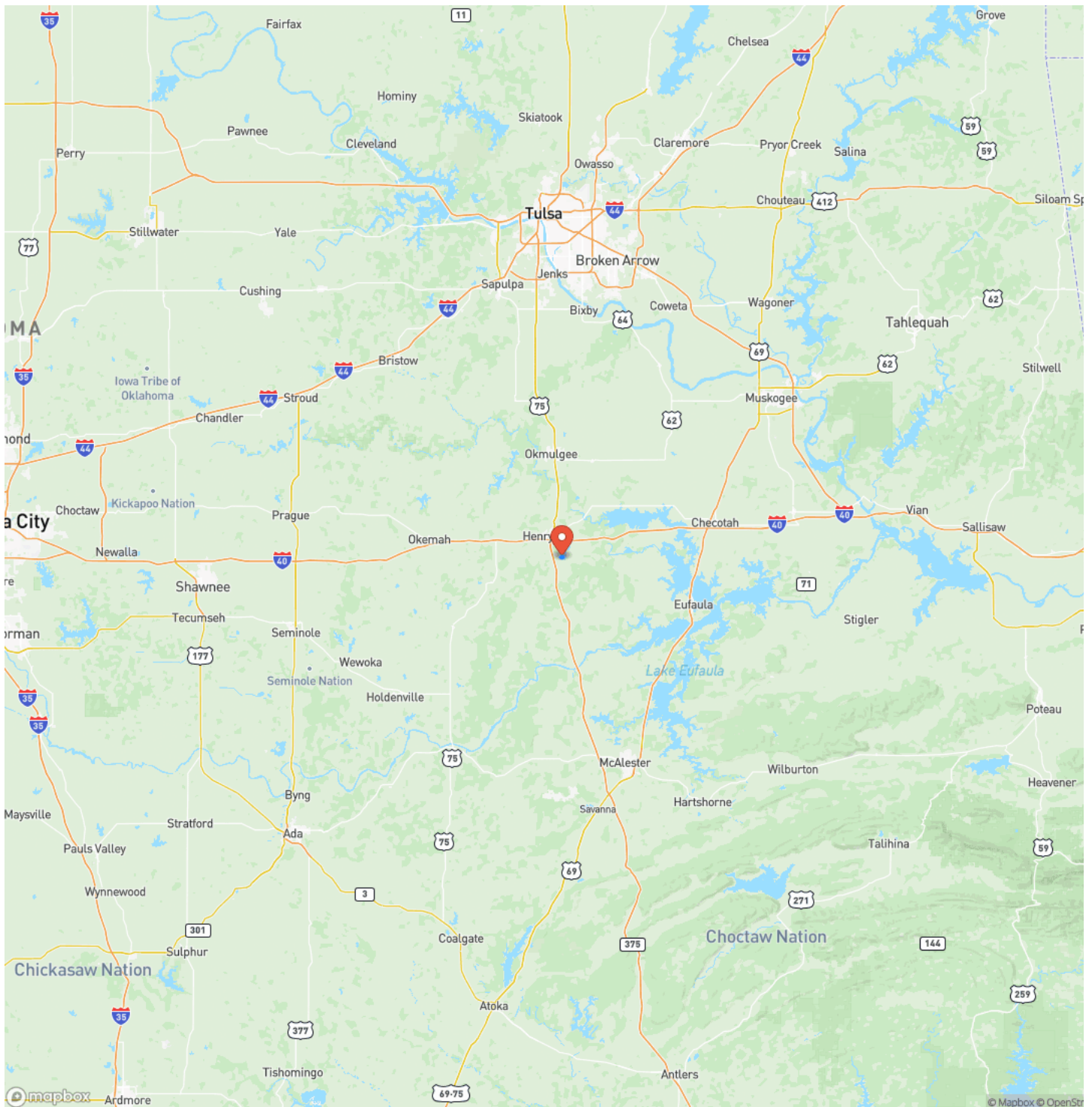
70 Acres Henryetta Lake (Hunting)
Henryetta, OK / Okmulgee County



Locator Map



Locator Map



Satellite Map



70 Acres Henryetta Lake (Hunting) Henryetta, OK / Okmulgee County

LISTING REPRESENTATIVE

For more information contact:



Representative

Kendale Fields

Mobile

(405) 584-3916

Office

(918) 329-6902

Email

Fieldslandcompany@gmail.com

Address

3980 S 297th W Ave

City / State / Zip

NOTES

[illegible]

This image shows a full page of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

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 broker or agent 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, and 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.

Fields Land Company
3980 S 297th W Ave
Mannford, OK 74044
(405) 584-3916
Fieldslandcompany.com
