

**80 Acres Deer/Duck Hunting**  
**Nuyaka, OK 74447**

**\$234,320**  
**80± Acres**  
**Okmulgee County**



## 80 Acres Deer/Duck Hunting Nuyaka, OK / Okmulgee County

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### **SUMMARY**

**City, State Zip**

Nuyaka, OK 74447

**County**

Okmulgee County

**Type**

Hunting Land, Recreational Land, Farms

**Latitude / Longitude**

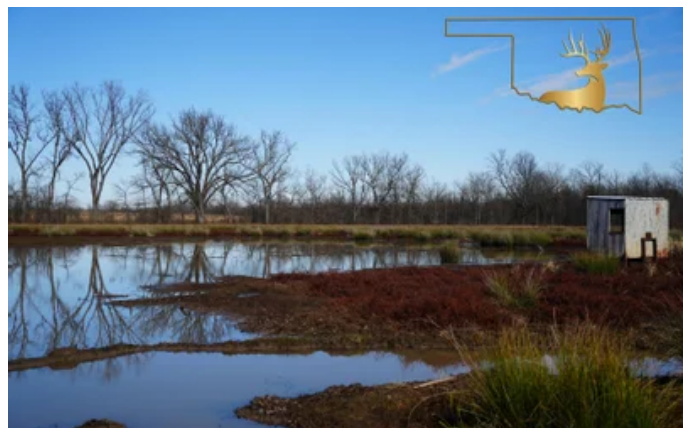
35.66952 / -96.160299

**Acreage**

80

**Price**

\$234,320



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### PROPERTY DESCRIPTION

This Beautiful 80 (+ or -) Acres is a Recreational paradise located on a dead-end road in Okmulgee County just 2.5 Miles from Nuyaka Oklahoma. The Property is surrounded by mature timber land with 2 ponds, 6 Acre slough, one blue line creek, two barns, electric, Water and good road access.

Call me today for your private showing.

Kendale Fields [405-584-3916](tel:405-584-3916)

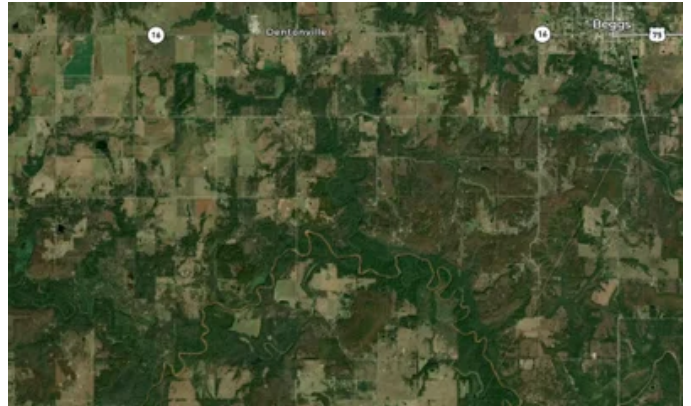
- 2.5 Miles to Nuyaka
- 9 Miles to Okmulgee Lake
- 14 Miles to Beggs
- 16 Miles to Okmulgee
- 47 Miles to Tulsa
- 1 Hour and 40 Minutes to Oklahoma City
- 3 Hours and 40 Minutes to Dallas





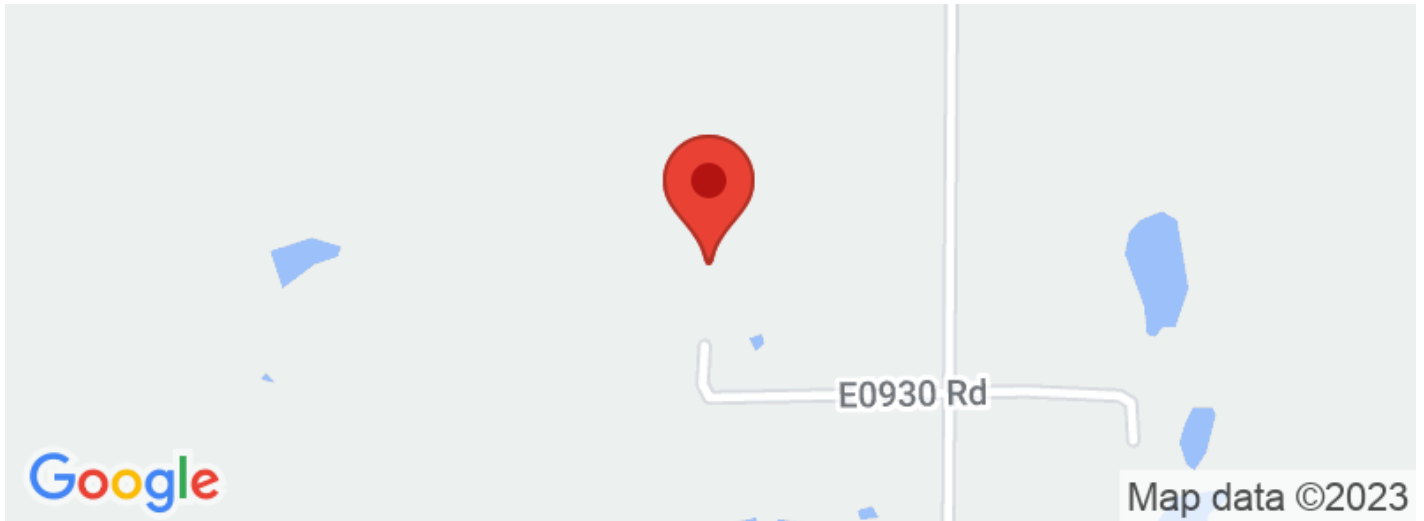
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## Locator Maps





## Aerial Maps



**80 Acres Deer/Duck Hunting  
Nuyaka, OK / Okmulgee County**

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**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**

Mannford, OK 74044

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**NOTES**

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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 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.



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**Fields Land Company**  
3980 S 297th W Ave  
Mannford, OK 74044  
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[Fieldslandcompany.com](http://Fieldslandcompany.com)

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