

(Hunting) 137± Acres Pontotoc County 4 bed 2.5 bath  
Home and Shop  
2246 COUNTY ROAD 1650  
Roff, OK 74865

**\$1,050,000**  
137± Acres  
Pontotoc County





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**Roff, OK / Pontotoc County**

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**SUMMARY**

**Address**

2246 COUNTY ROAD 1650

**City, State Zip**

Roff, OK 74865

**County**

Pontotoc County

**Type**

Farms, Hunting Land, Ranches, Recreational Land, Residential Property

**Latitude / Longitude**

34.626817 / -96.912848

**Dwelling Square Feet**

2964

**Bedrooms / Bathrooms**

4 / 2.5

**Acreage**

137

**Price**

\$1,050,000

**Property Website**

<https://fieldslandcompany.com/property/hunting-137-acres-pontotoc-county-4-bed-2-5-bath-home-and-shop-pontotoc-oklahoma/65756/>



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### **PROPERTY DESCRIPTION**

Looking for the perfect blend of country living, outdoor recreation, and modern comfort? Look no further. This beautiful 137± acre property in Pontotoc County features a stunning home, multiple water sources, abundant wildlife, and plenty of space for both work and play. With road frontage on both sides, it's ideal for slipping into a deer blind unnoticed — a true hunter's Dream.

### **Home Features**

- 1.5 Story, 2,964± SQFT
- 4 Bedrooms, 2.5 Bathrooms
- Bonus Room & Office
- Cozy Gas Fireplace
- Open-Concept Living & Kitchen with Ample Cabinetry & Counter Space
- Spacious Master Suite with Soaking Tub, Walk-In Shower & Dual Closets
- Covered Front & Back Porches (Back porch overlooks playground area surrounded by mature trees)
- Attached 2-Car Garage

### **Additional Improvements**

- 30x50 Shop Building with Lean-To on Both Sides
- Storm Shelter for Peace of Mind
- Cross-Fencing for Livestock or Pasture Management

### **Land & Water**

- 4 Ponds
- 2 Wet Weather Creeks
- 4 Designated Food Plot Areas
- Over 3 Miles of Trails & Roads throughout the property
- Rolling terrain with plenty of valleys and tree cover
- Abundant wildlife year-round.

### **Location**

- 4 Miles – Roff
- 12 Miles – Sulphur

- 15 Miles – Stratford
- 18 Miles – Ada
- 25 Miles – Pauls Valley
- 37 Miles – Tishomingo
- 45 Miles – Ardmore
- 1 Hr 15 Min – Durant
- 1 Hr 20 Min – Oklahoma City
- 2 Hr 20 Min – Tulsa
- 2 Hr 20 Min – Dallas
- 20 Miles – Lake of the Arbuckles
- 1 Hour – Lake Texoma
- 1 Hour – Lake Murray

### **Why You'll Love It**

From the moment you drive up the paved road to this private property, you'll feel at home. Whether you're hosting friends, raising a family, running livestock, or enjoying the outdoors, this property offers unmatched versatility and beauty.

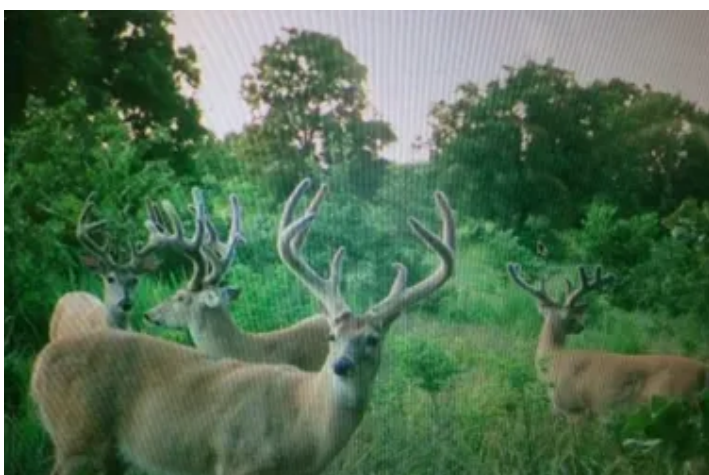
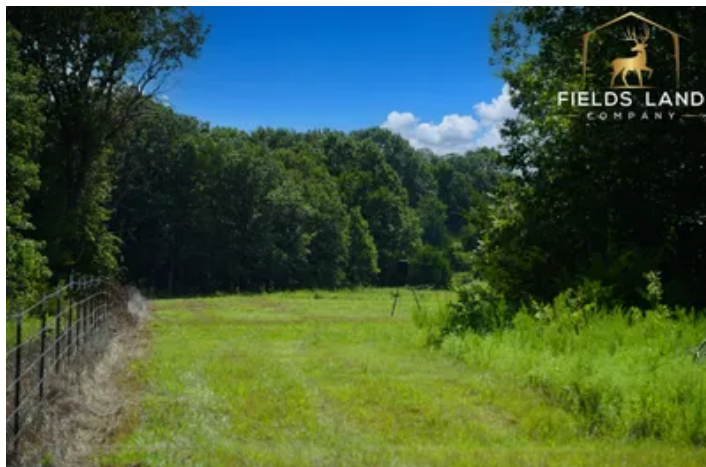
Call Today for Your Private Showing

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

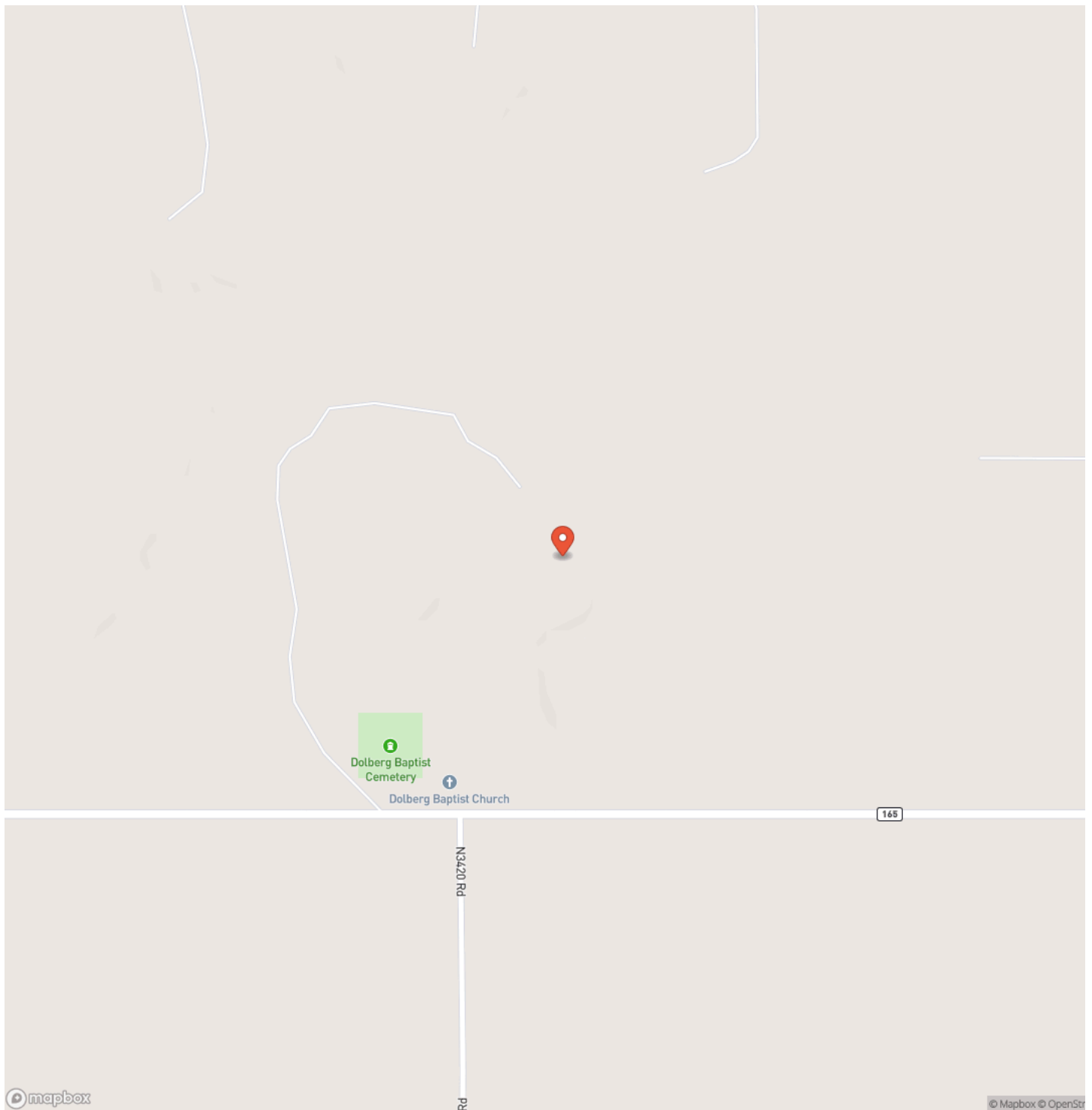


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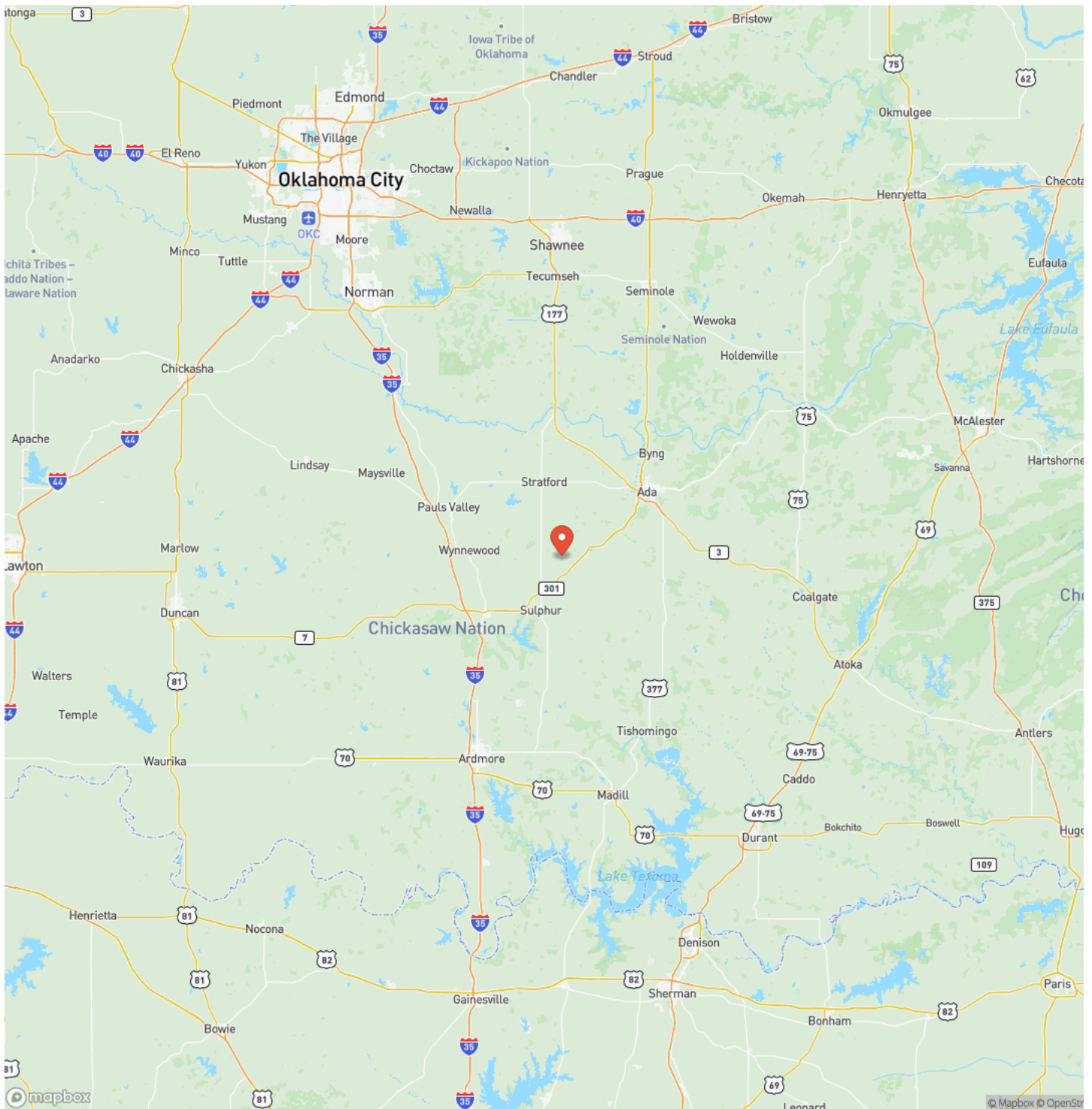


## Locator Map



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## Locator Map





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## Satellite Map





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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

## NOTES

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## 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.

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**Fields Land Company**  
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[Fieldslandcompany.com](http://Fieldslandcompany.com)

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