

Northeast Oklahoma Hunting Haven
5742 S 4390 Rd
Welch, OK 74396

\$270,000
60± Acres
Craig County



Northeast Oklahoma Hunting Haven
Welch, OK / Craig County

SUMMARY

Address

5742 S 4390 Rd

City, State Zip

Welch, OK 74396

County

Craig County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

36.9367 / -95.1773

Acreage

60

Price

\$270,000

Property Website

<https://arrowheadlandcompany.com/property/northeast-oklahoma-hunting-haven-craig-oklahoma/41906/>



PROPERTY DESCRIPTION

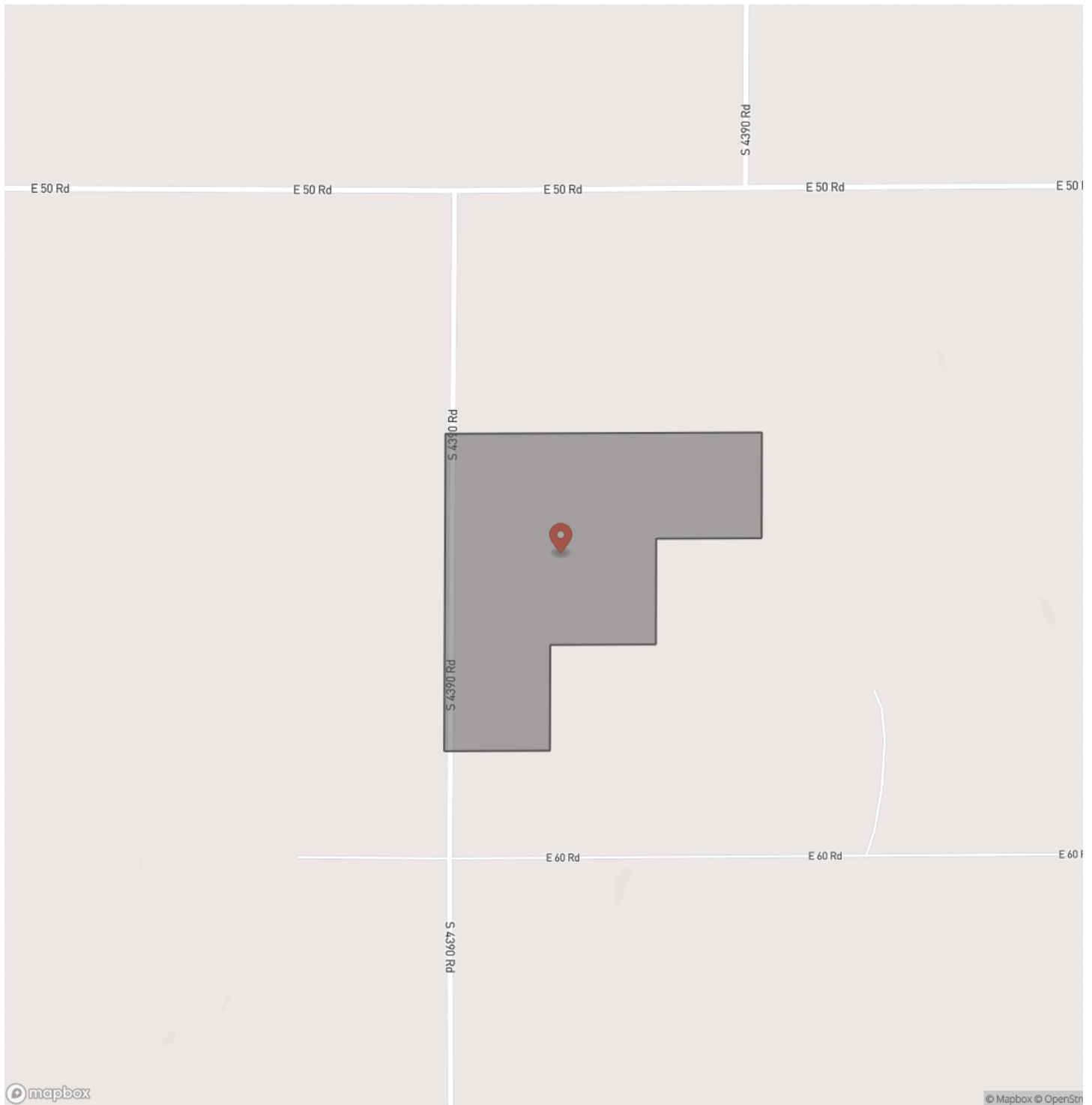
This extraordinary property offers a unique opportunity to own a 60 +/- deeded acres of prime hunting land in Craig County, Oklahoma, with 70 +/- acres under fence. Nestled in the heart of northeast Oklahoma, this exceptional property boasts an outstanding whitetail deer population, providing avid hunters with an unparalleled hunting experience. The property's remarkable deer hunting potential is complemented by the abundance of turkeys and hogs, further enhancing the diversity of game available. With its rich wildlife population, this property is a true haven for hunting enthusiasts seeking to immerse themselves in the thrill of the chase. Included with the sale of the property are two hunting huts, strategically positioned to maximize the hunting experience. These well-placed huts provide comfort and convenience, ensuring that hunters can fully enjoy their time in the field. A standout feature of this property is its excellent trail system, carefully designed to enable easy navigation throughout the entire area. Whether you are exploring on foot or utilizing off-road vehicles, the well-maintained trails ensure effortless access to various parts of the property. Within this expansive landscape, numerous small pocket areas present excellent opportunities for food plots. These prime locations offer potential for attracting and nourishing wildlife, enhancing both the hunting experience and the overall habitat quality. Adding to the allure of this exceptional property is a beautiful pond situated on the southwest side. This wonderful water source not only provides a reliable water supply for the resident wildlife but also adds a scenic element to the landscape, enhancing the property's overall appeal. Beyond its remarkable recreational opportunities, this property also serves as an excellent location for grazing livestock or harvesting hay. Its versatile nature allows for various agricultural endeavors, providing owners with additional income potential and further enhancing the property's overall value. Located just 5 +/- miles from the Kansas border, this property enjoys a prime location in northeast Oklahoma. The nearby town of Welch, Oklahoma, is a mere 15 +/- minutes away, offering convenient access to essential amenities. For a wider range of services, the town of Miami, Oklahoma, is only 30 +/- minutes away. Furthermore, the property is within a 1.5 +/- hour drive from Tulsa, providing easy access to urban conveniences and transportation hubs. An additional advantage of this property is the inclusion of all minerals currently in the possession of the seller, ensuring that the new owner can benefit from potential future mineral rights. Whether you are a hunting enthusiast seeking an exceptional whitetail deer hunting experience, a nature lover yearning for the beauty of the great outdoors, or an investor looking to expand your business endeavors, this remarkable 60 +/- acres in Craig County, Oklahoma, offers an irresistible package. Don't miss your chance to own this captivating slice of Oklahoma wilderness. If you have any questions or are interested in a private showing, please contact Chuck Bellatti at [\(918\) 859-2412](tel:9188592412).



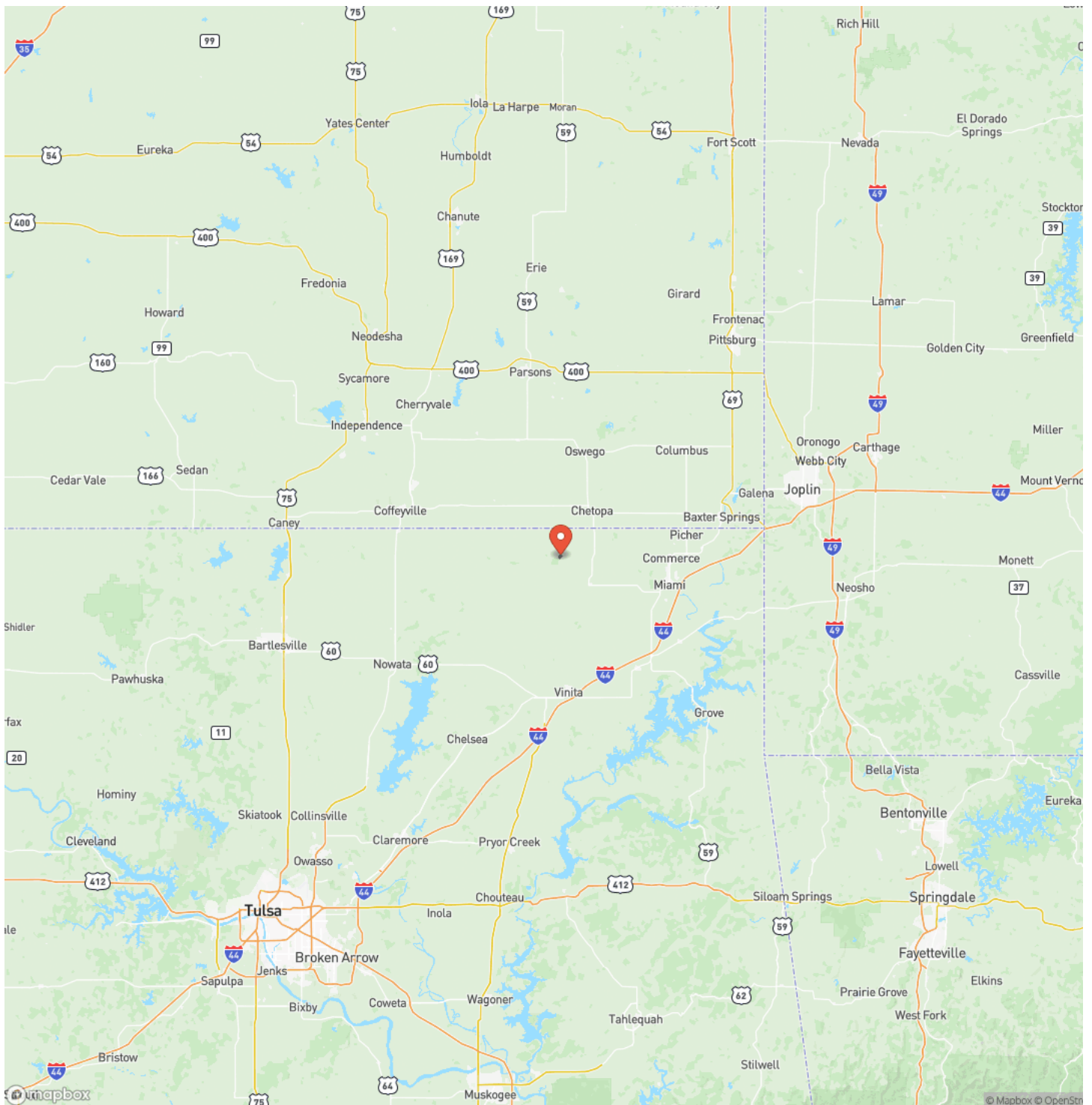
Northeast Oklahoma Hunting Haven
Welch, OK / Craig County



Locator Map



Locator Map



Satellite Map



Northeast Oklahoma Hunting Haven

Welch, OK / Craig County

LISTING REPRESENTATIVE

For more information contact:



Representative

Chuck Bellatti

Mobile

(918) 859-2412

Email

chuck.bellatti@arrowheadlandcompany.com

Address

City / State / Zip

Ramona, OK 74061

NOTES

[illegible]

MORE INFO ONLINE:

www.arrowheadlandcompany.com

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run 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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