

Fossil Creek Farm
N 4170 Rd
Hugo, OK 74743

\$299,000
80± Acres
Choctaw County



Fossil Creek Farm
Hugo, OK / Choctaw County

SUMMARY

Address

N 4170 Rd

City, State Zip

Hugo, OK 74743

County

Choctaw County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

34.0933 / -95.60291

Acreage

80

Price

\$299,000

Property Website

<https://arrowheadlandcompany.com/property/fossil-creek-farm-choctaw-oklahoma/54024/>



PROPERTY DESCRIPTION

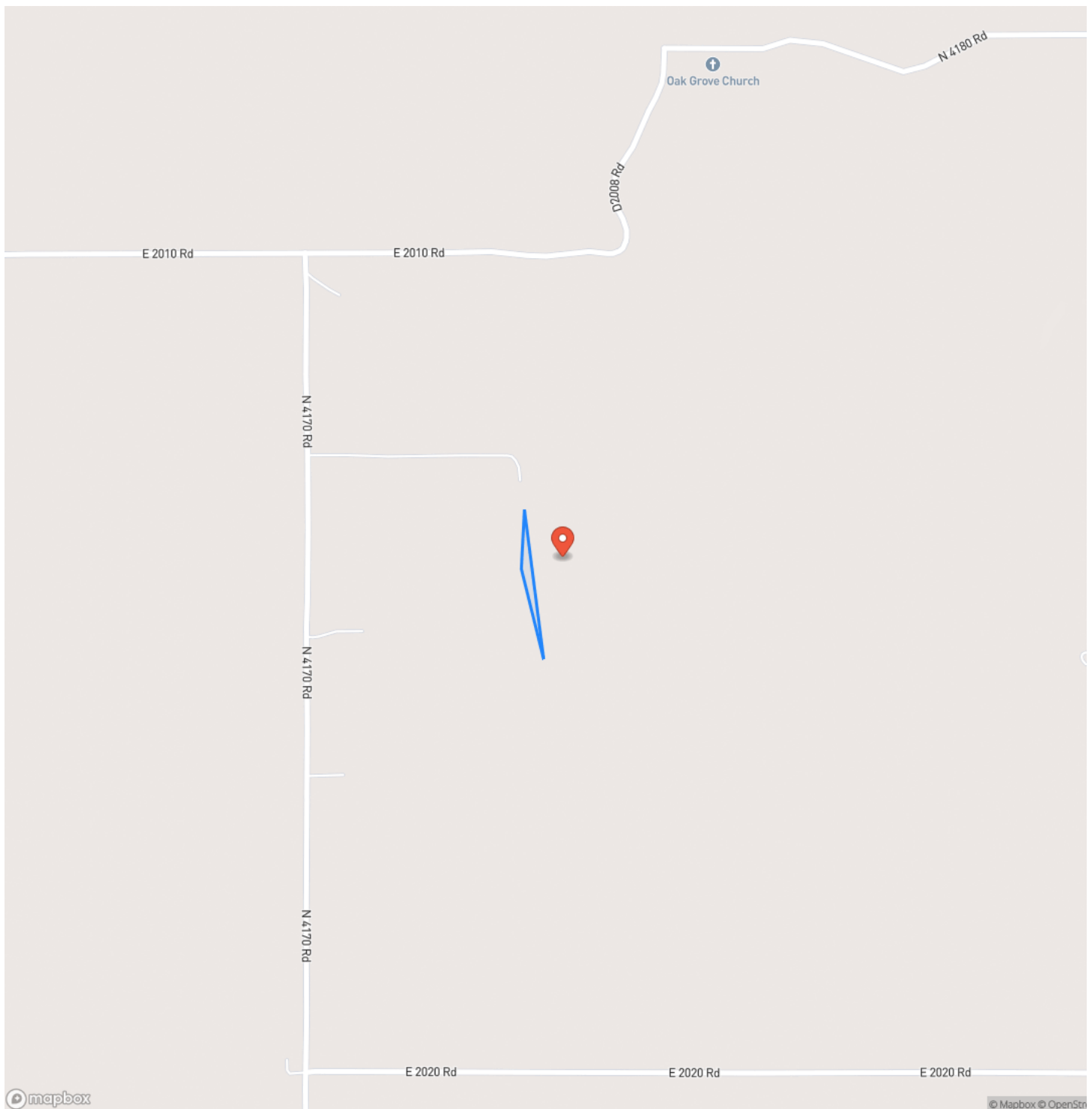
PRICE REDUCED! Are you looking for the perfect multi-use farm in southeast Oklahoma? If so, this is the place for you! No matter if you're wanting to run cattle, have a place to hunt, or build your dream home, this beautiful 80+/- acre property is capable of it all! The property features lush green pastures, scattered hardwood timber pockets, multiple ponds, and a creek. There is plenty of grazing available for livestock as well as the option for hay production. Improvements have been made specifically for cattle such as cross fencing, working pens, and a barn. The farm is also excellent for hunting. The entire area in and around the property is full of wildlife. Every year, multiple mature bucks are harvested around this farm. Types of wildlife include deer, hogs, waterfowl, and small game. Another great thing about this property is the opportunity to build your dream home. Water and electric are already on the property, and there are endless locations that would make amazing build locations. The farm is located in Hugo, just about a mile from Highway 271, allowing for easy access. It is approximately 3 hours from Oklahoma City, 2.5 hours to Tulsa, and 2 hours from Dallas. The property has endless potential, so make it yours today! All showings are by appointment only. If you would like more information or want to schedule a private showing, please contact Josh Claybrook at [\(918\) 607-1006](tel:9186071006) or Jayden Cooper at [580-743-6909](tel:5807436909).



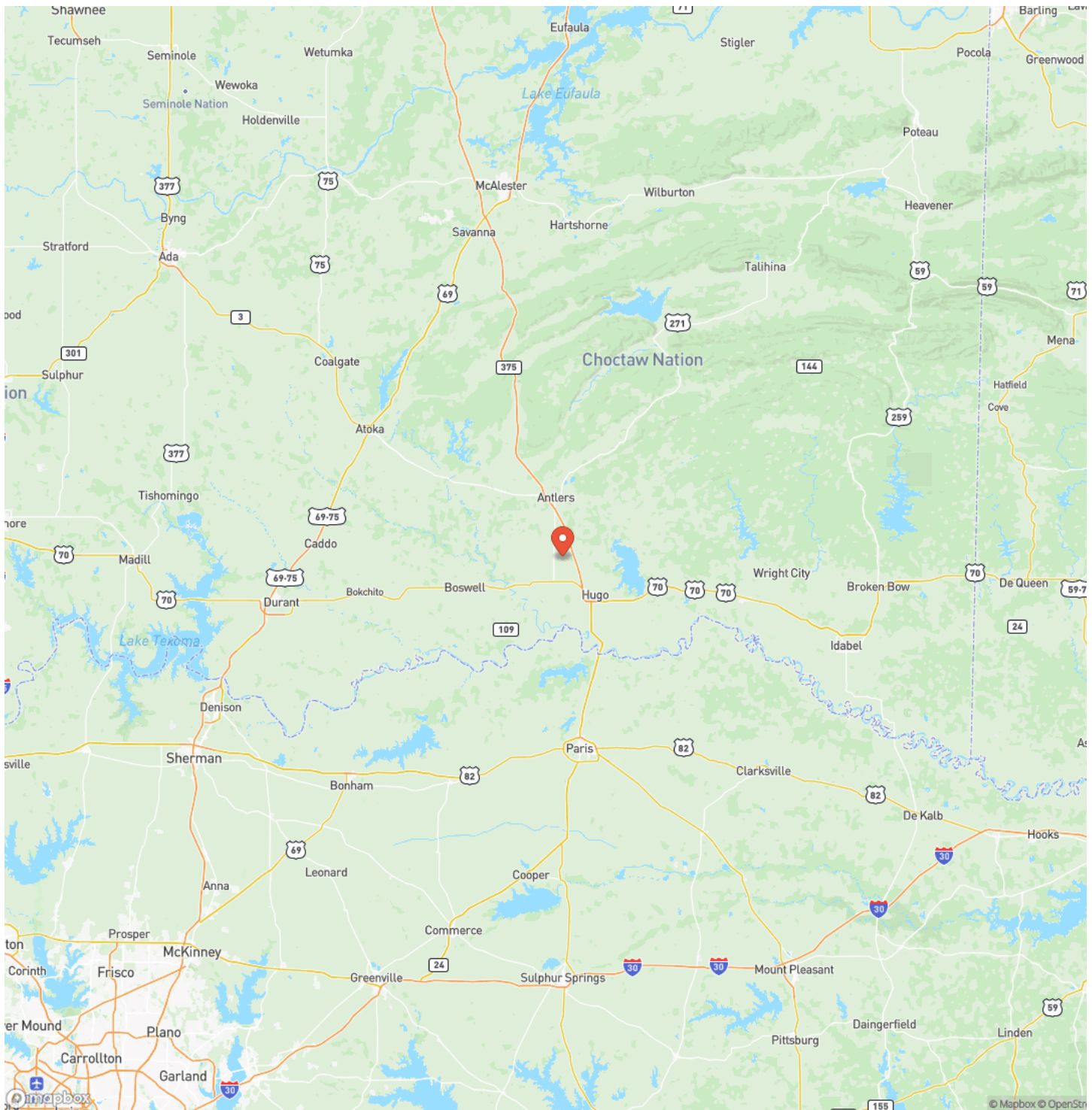
Fossil Creek Farm
Hugo, OK / Choctaw County



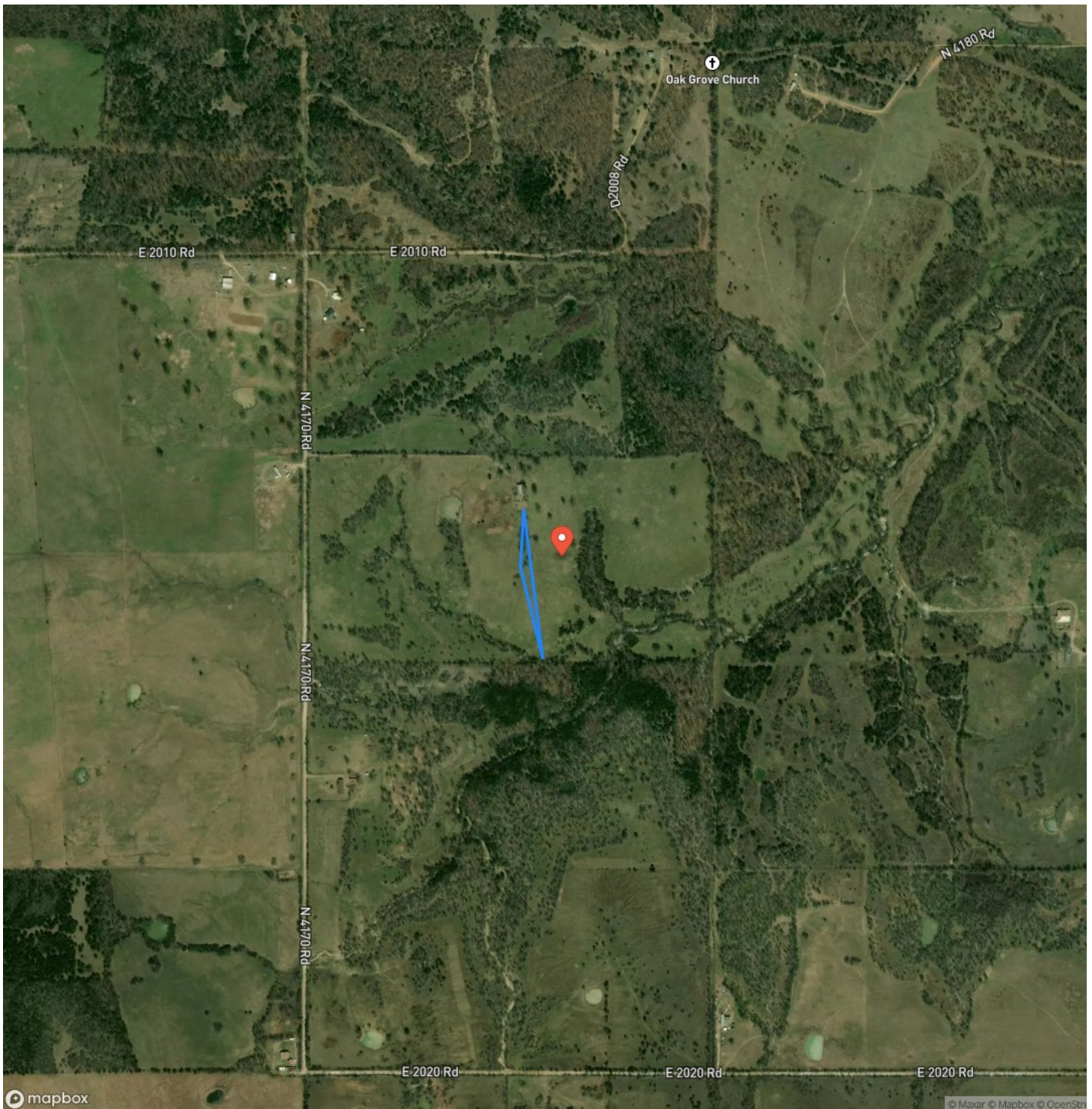
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Josh Claybrook

Mobile

(918) 607-1006

Email

josh.claybrook@arrowheadlandcompany.com

Address

City / State / Zip

Sapulpa, OK 74066

NOTES

[illegible]

[illegible]

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.



Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
www.arrowheadlandcompany.com

