

Open Pastures Farm
South 74th St W
Oktaha, OK 74450

\$450,000
115± Acres
Muskogee County



Open Pastures Farm
Oktaha, OK / Muskogee County

SUMMARY

Address

South 74th St W

City, State Zip

Oktaha, OK 74450

County

Muskogee County

Type

Farms, Undeveloped Land, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

35.651458 / -95.457905

Acreage

115

Price

\$450,000

Property Website

<https://arrowheadlandcompany.com/property/open-pastures-farm-muskogee-oklahoma/90272/>

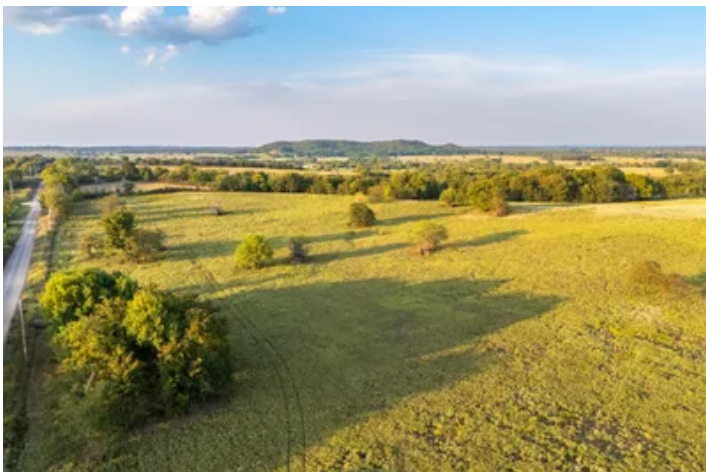


PROPERTY DESCRIPTION

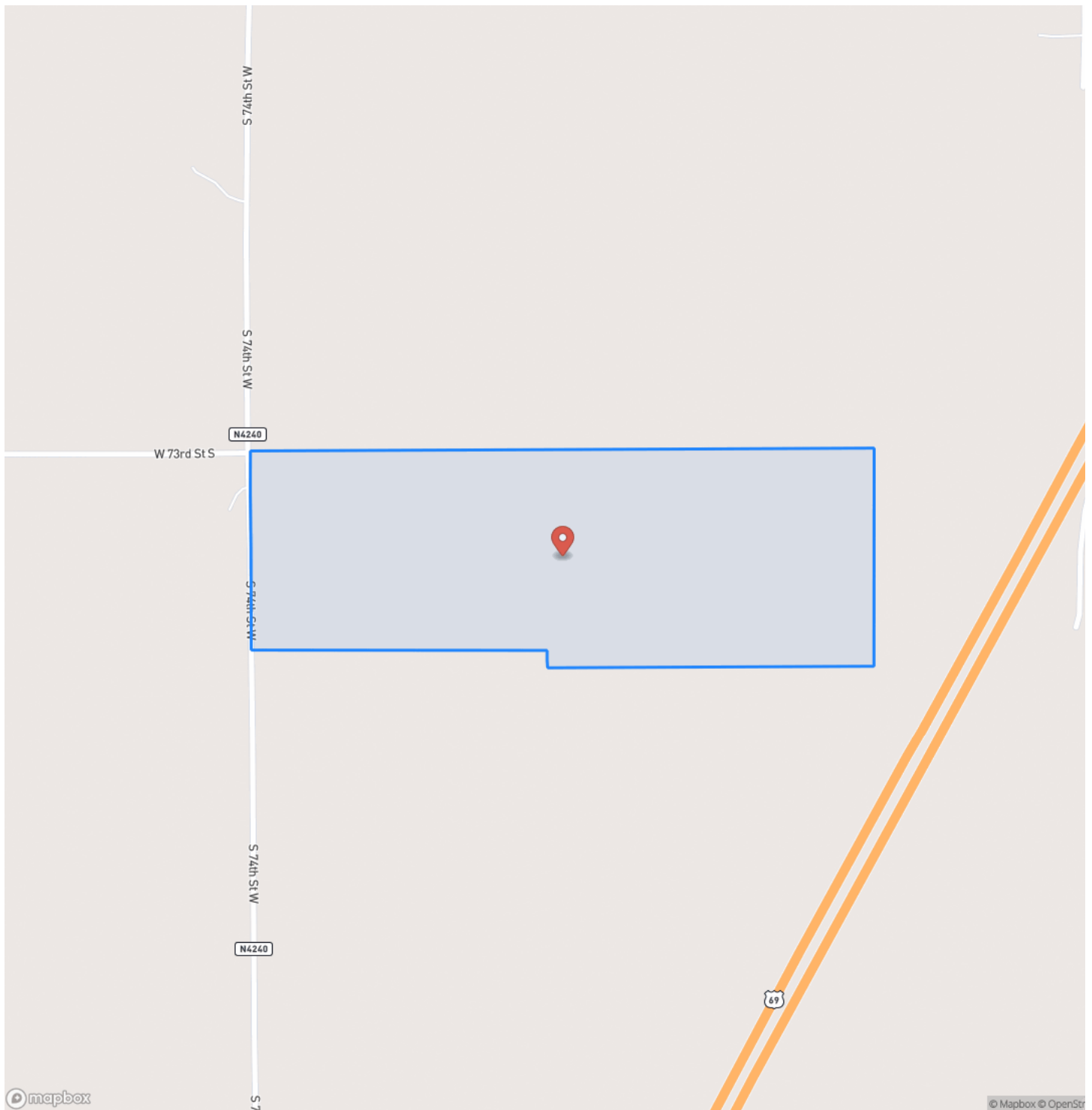
If you are in the market for 115 +/- acres in Muskogee County, Oklahoma with a variety of potential uses, come check this one out before it's too late! This multi-use property is well-suited for cattle, recreation, hunting, or building your dream home. The farm features mostly open pasture with a few scattered timber patches that provide great wildlife cover and hunting opportunities. A cattle pond provides a reliable water source, and the property is fully fenced with a secure gate for easy and convenient access. Being only 20+/- minutes from Muskogee, and 45+/- minutes from Okmulgee and Tulsa, city amenities are not far. Boundary lines are approximate. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Hunter Bellis at [\(539\) 238-7693](tel:539-238-7693).

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

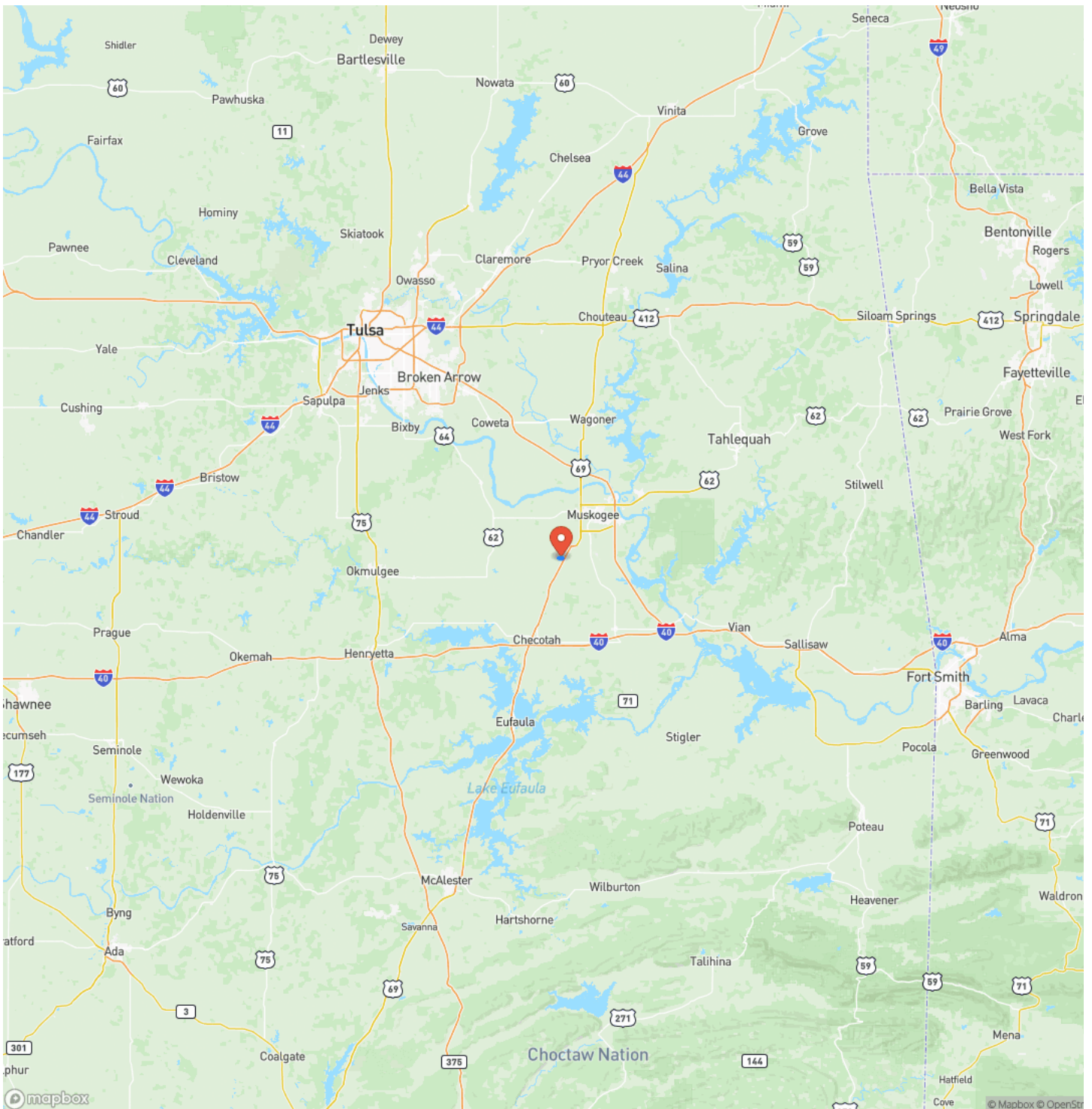
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Oktaha, OK / Muskogee County



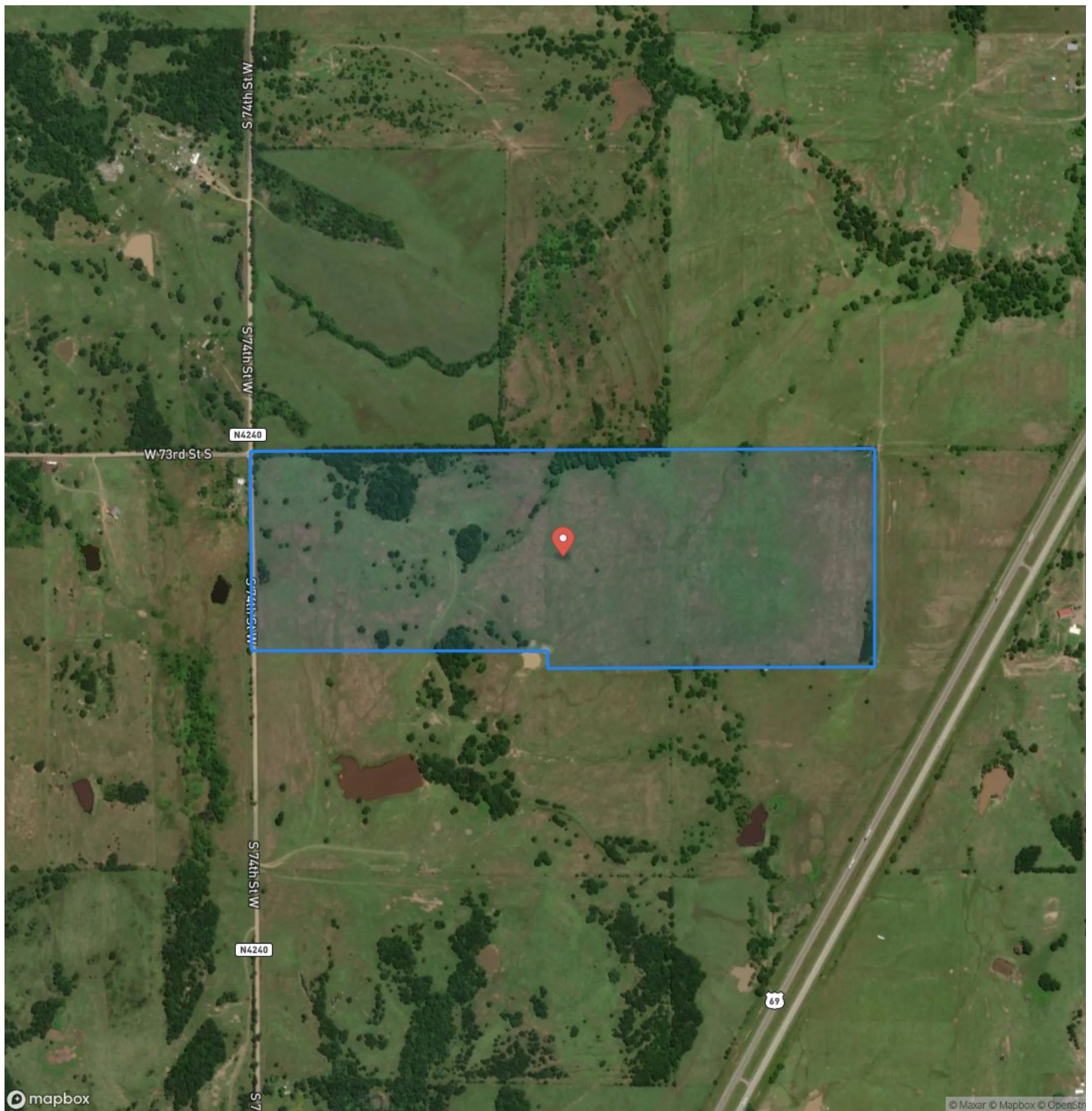
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Hunter Bellis

Mobile

(539) 238-7693

Email

hunter.bellis@arrowheadlandcompany.com

Address

City / State / Zip

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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