

Open Pastures with Timber Hunting
E 1065 Rd
Henryetta, OK 74437

\$378,000
120± Acres
Okfuskee County



Open Pastures with Timber Hunting
Henryetta, OK / Okfuskee County

SUMMARY

Address

E 1065 Rd

City, State Zip

Henryetta, OK 74437

County

Okfuskee County

Type

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

Latitude / Longitude

35.4757 / -96.1688

Acreage

120

Price

\$378,000

Property Website

<https://arrowheadlandcompany.com/property/open-pastures-with-timber-hunting-okfuskee-oklahoma/35500/>



PROPERTY DESCRIPTION

Whether you are in the market for a property to put cows on, horses, or recreational purposes such as hunting, this 120+/- acres in Okfuskee County is perfect for it is suited to be used for all of those reasons. The open grass pastures make it great for grazing and the cross fence splitting the west and east side of the property makes it great to manage your grazing. The very east edge of the property is not fenced in. If you wish to utilize that portion for livestock, a fence would need to be built. There are multiple pond locations that can be used as a water source for your livestock and other wildlife. Aside from the wonderful opportunities this property offers for ranching, the towering oak timber makes for great deer hunting. While touring the property, there were lots of deer signs throughout the timber along with a group of deer traveling through. There is power that runs along the road on the south end of the property and power that runs through the southwest portion of the property. Whether you are wanting ground for recreational or ranching purposes, this property offers tremendous opportunity to excel in both. The property is just under 15 minutes from Okemah and under 20 minutes from Henryetta. From the larger cities, it is just over an hour to Tulsa and Oklahoma City. The location could not be any better. Don't hesitate on a property like this! If you have any questions or are interested in a private showing, please contact Will Bellis at [\(918\) 978-9311](tel:9189789311).

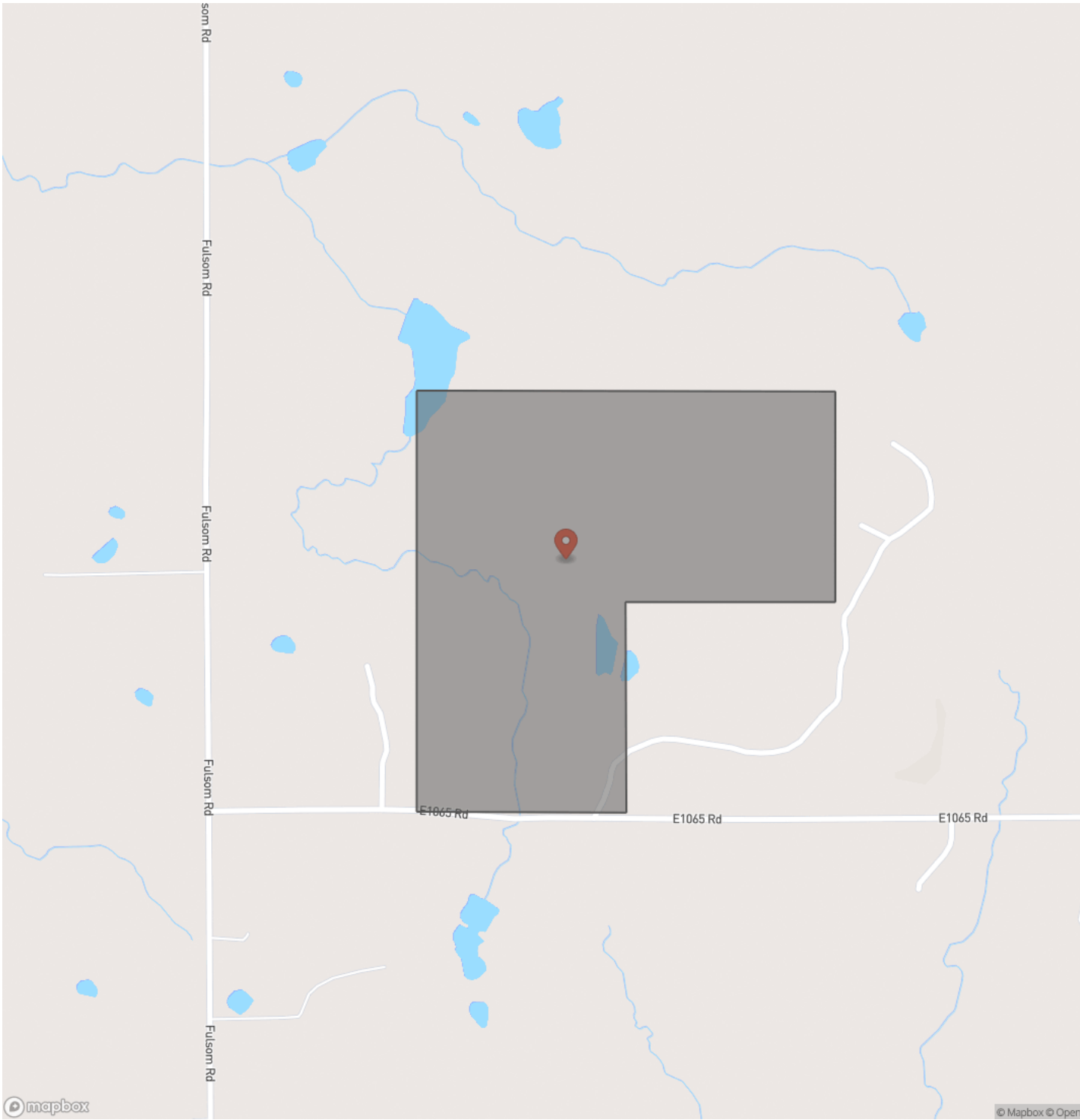
With the purchase of this 120+/- acres, you will also be quit claim deeded an additional 80 acres to the east, which you will own with undivided interest, allowing you to use to run cattle, etc. at no additional cost to you. Essentially, you'd be getting 200 acres of land for the price of 120.



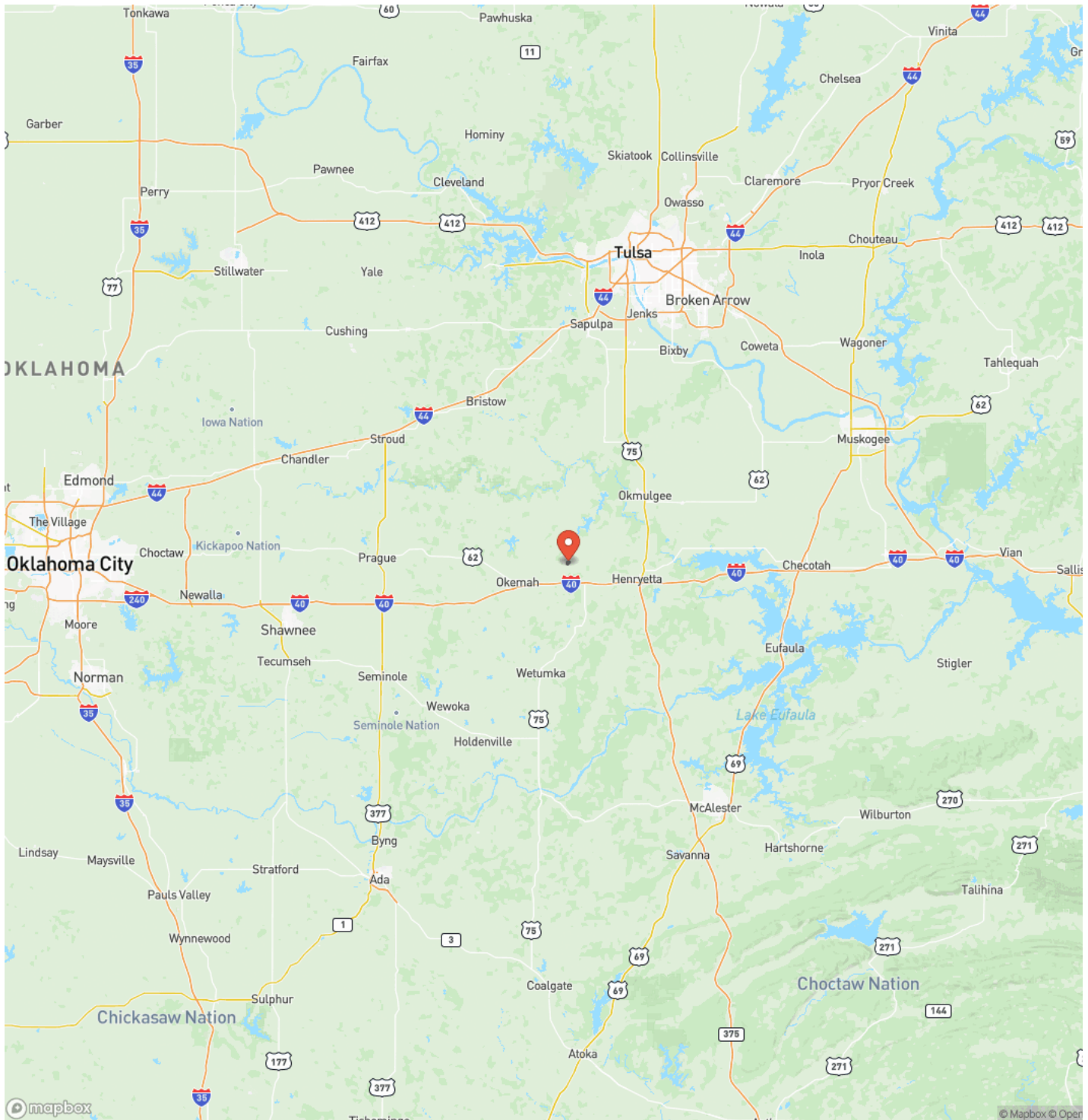
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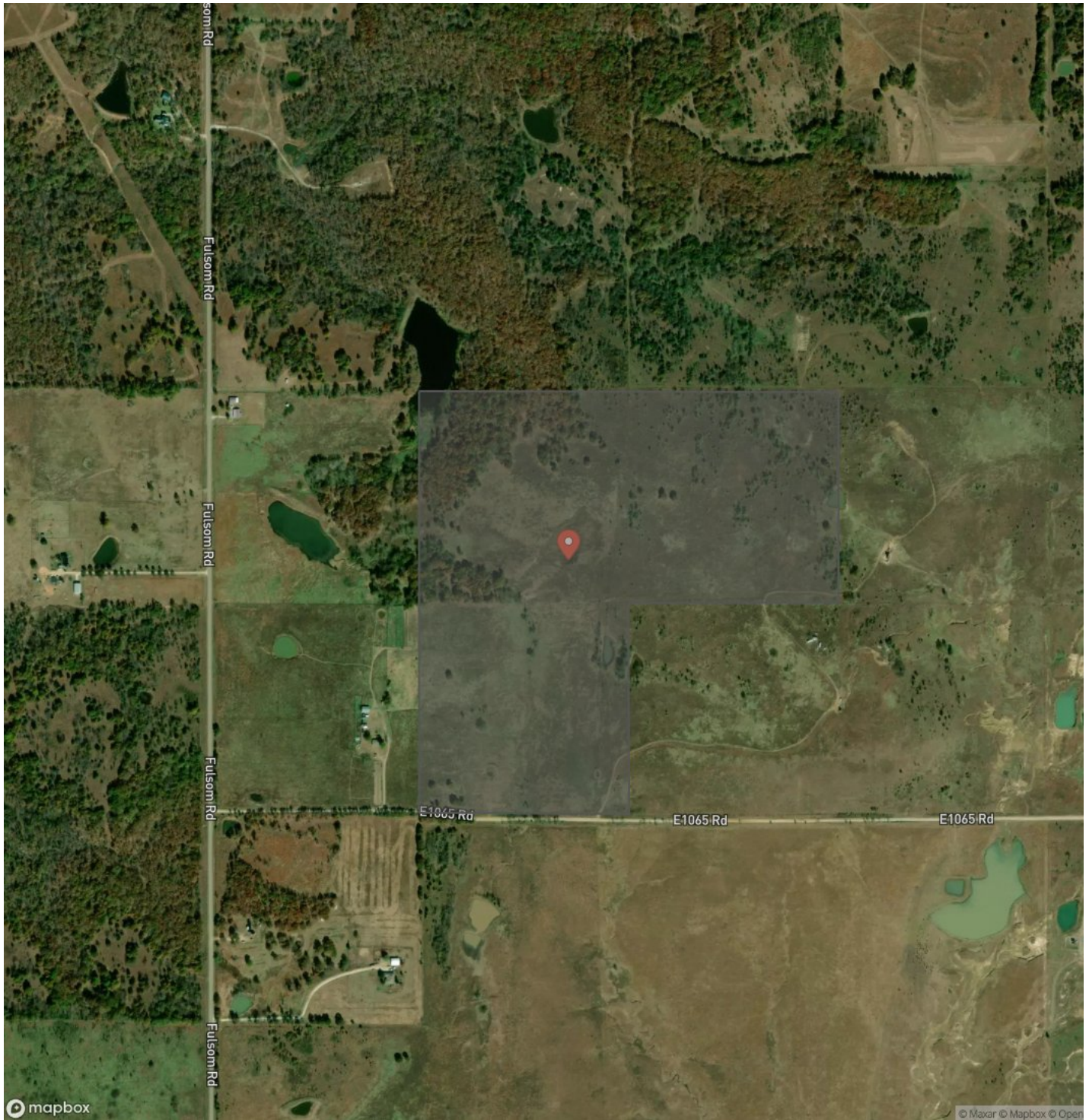
Locator Map



Locator Map



Satellite Map



Open Pastures with Timber Hunting
Henryetta, OK / Okfuskee County

LISTING REPRESENTATIVE

For more information contact:



Representative

Will Bellis

Mobile

(918) 978-9311

Office

(580) 319-2202

Email

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Address

City / State / Zip

Kellyville, OK 74039

NOTES



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DISCLAIMERS

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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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