

McMillen Ranch Tract 3
Rock Creek Rd, Tract 3
Paden, OK 74860

\$770,000
280± Acres
Okfuskee County



McMillen Ranch Tract 3
Paden, OK / Okfuskee County

SUMMARY

Address

Rock Creek Rd, Tract 3

City, State Zip

Paden, OK 74860

County

Okfuskee County

Type

Farms, Undeveloped Land, Hunting Land, Recreational Land

Latitude / Longitude

35.4679 / -96.5549

Acreage

280

Price

\$770,000

Property Website

<https://arrowheadlandcompany.com/property/mcmillen-ranch-tract-3-okfuskee-oklahoma/37371/>



PROPERTY DESCRIPTION

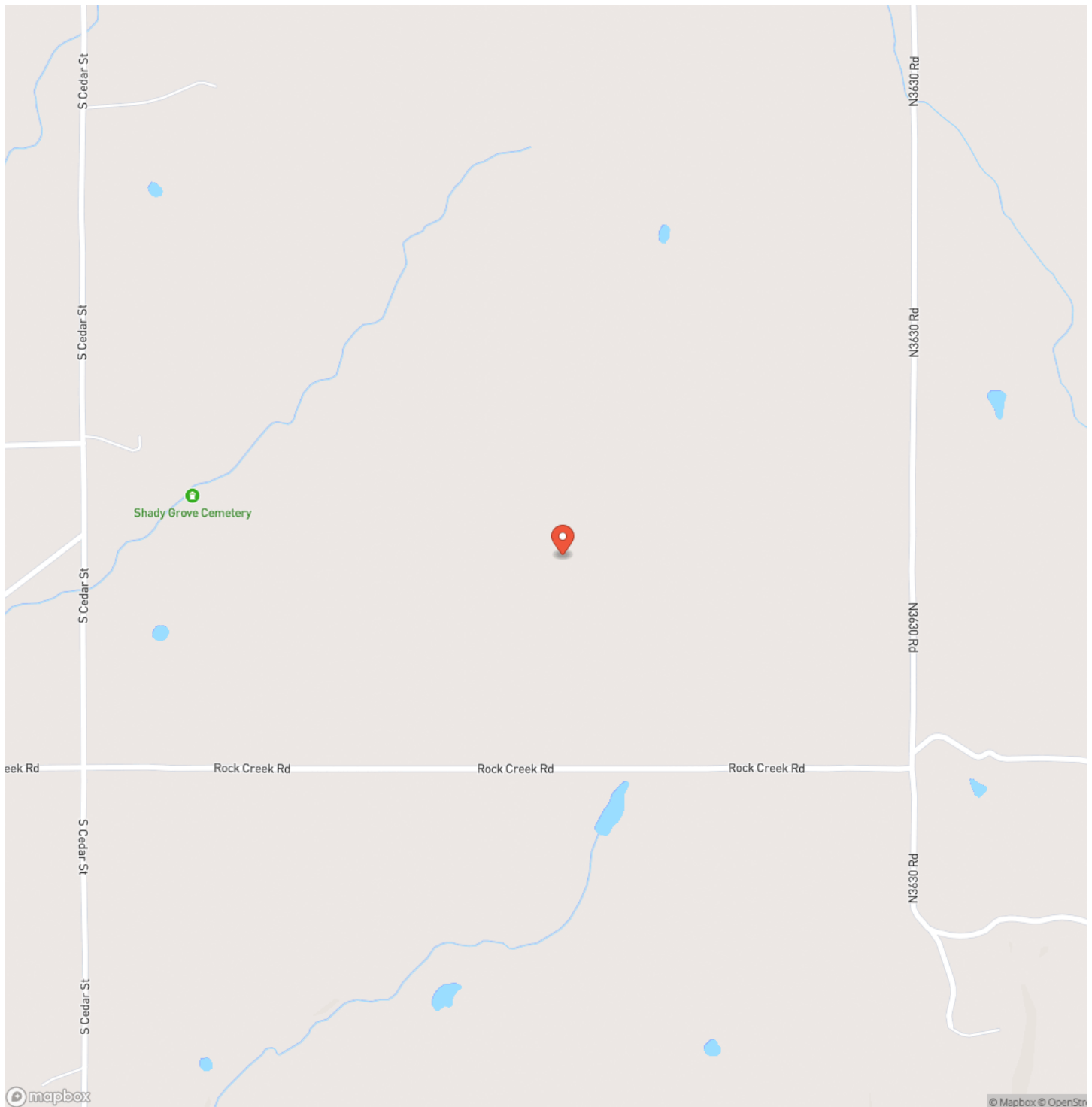
Here is a beautiful farm just off of the North Canadian River that you will not want to miss out on. The property is located down a well maintained gravel road just 7+/- miles east of Prague, Oklahoma. The layout of this farm is perfect for your cattle operation. The large pastures offer 5 ponds for consistent water sources, big timber draws for windbreaks and shade, and multiple cross fences that split the farm into several different pastures. Not only is this an incredible cattle property, it also provides plenty of recreational fun. The many ponds offer great fishing opportunities and waterfowl hunting potential, while the hardwood timber draws offer incredible deer, turkey, and hog hunting opportunities. If you would like to build a home on this farm there are many great build locations and electricity is available at the road. Don't miss out on this incredible opportunity. It is located just over an hour from both Oklahoma City and Tulsa. This is tract 3 of 1C available for purchase. All showings are by appointment only. If you would like more information or would like to schedule a private view please contact Will Bellis at [\(918\) 978-9311](tel:9189789311).



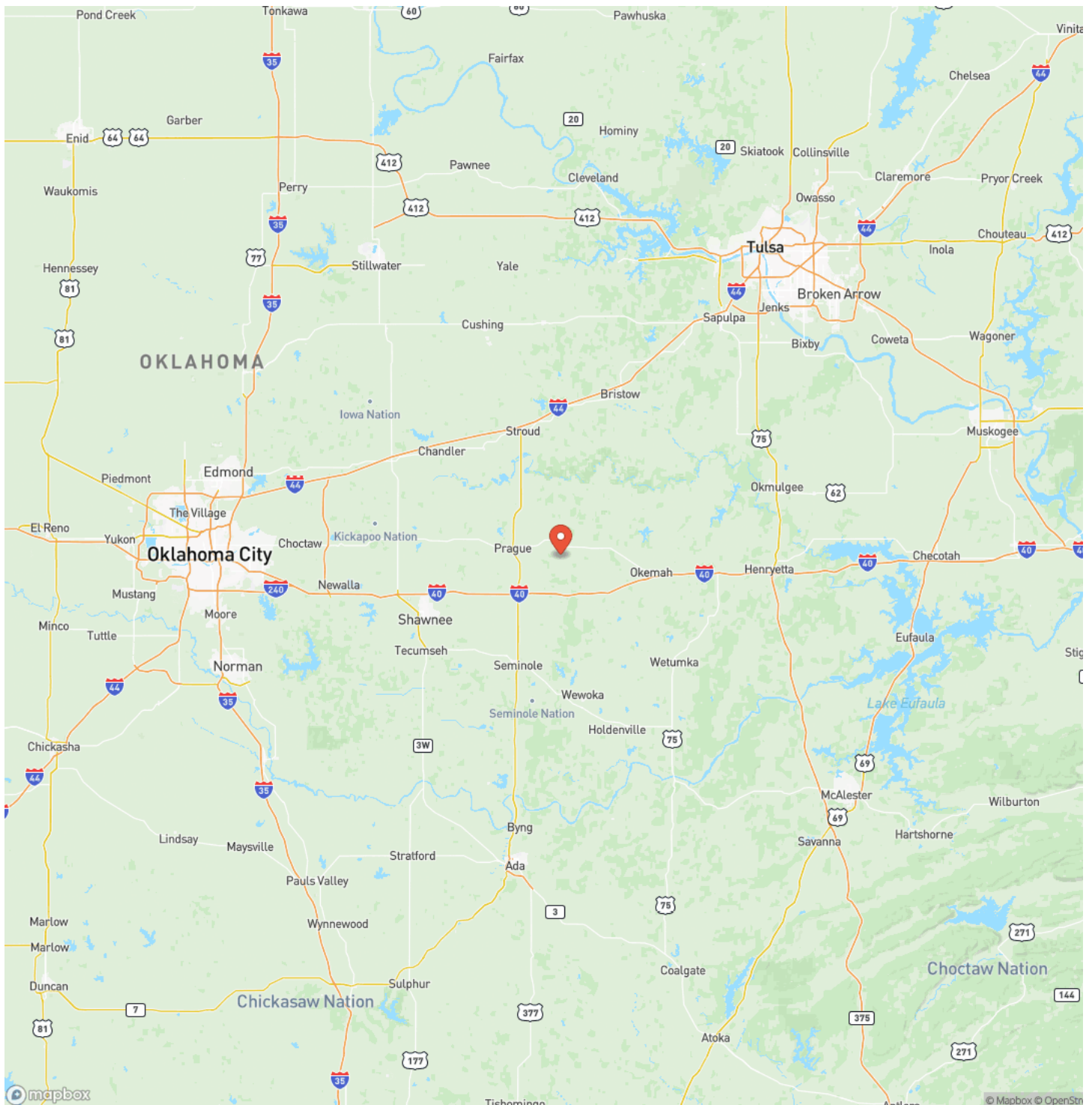
McMillen Ranch Tract 3
Paden, OK / Okfuskee County



Locator Map



Locator Map



Satellite Map



McMillen Ranch Tract 3
Paden, OK / Okfuskee County

LISTING REPRESENTATIVE

For more information contact:



Representative

Will Bellis

Mobile

(918) 978-9311

Office

(580) 319-2202

Email

will.bellis@arrowheadlandcompany.com

Address

City / State / Zip

Kellyville, OK 74039

NOTES

[illegible]

MORE INFO ONLINE:

www.arrowheadlandcompany.com

This image shows a single 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, 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 relation 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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