

**Cabin on Acreage**  
370093 E 1010 Rd  
Boley, OK 74829

**\$170,000**  
41± Acres  
Okfuskee County



## Cabin on Acreage

### Boley, OK / Okfuskee County

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#### **SUMMARY**

**Address**

370093 E 1010 Rd

**City, State Zip**

Boley, OK 74829

**County**

Okfuskee County

**Type**

Farms, Hunting Land, Recreational Land,  
Residential Property

**Latitude / Longitude**

35.5502 / -96.417

**Dwelling Square Feet**

360

**Bedrooms / Bathrooms**

1 / 1

**Acreage**

41

**Price**

\$170,000

**Property Website**

<https://arrowheadlandcompany.com/property/cabin-on-acreage-okfuskee-oklahoma/34396/>





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### **PROPERTY DESCRIPTION**

Price reduced! If you have dreamed of owning your own secluded cabin on acreage, this incredible farm could be the one for you. Located just 17+/- minutes northwest of Okemah it has just about everything you could ask for to start your own little farm. The 1 bed/1 bath cabin has a full kitchen, full bath, a loft big enough for a bed, and a spacious living area. The covered porch off the front is great for grilling out and soaking in the large hot tub. When friends and family come over, a completely remodeled camper with a full size bathroom, kitchen, large bed, and mini split heat and air system will provide them with a great place to spend the weekend. There is also a large shipping container that offers ample storage. If building a self-sufficient farm is something that you are interested in, this place would be a great start. There are several garden locations ready for spring planting, multiple pear trees, apple trees, and grape vines that could provide you with loads of produce. A massive chicken coop has room for incubating, laying hens, and meat chickens. Two separate fenced-in pastures allow for grazing of cattle, goats, horses, and even pigs. A great producing water well offers more than enough water for the cabin and livestock. This farm also has great recreational opportunities, a large pond provides a personal fishing hole and the massive timber creek bottoms provide some phenomenal deer hunting.

With self-sufficient farming rising in popularity, this amazing little farm is one that you do not want to miss out on. It is located just 25+/- minutes from Bristow and 55+/- minutes from Tulsa. If you would like more information or would like to schedule a private viewing, please contact Will Bellis at [\(918\) 978-9311](tel:9189789311).

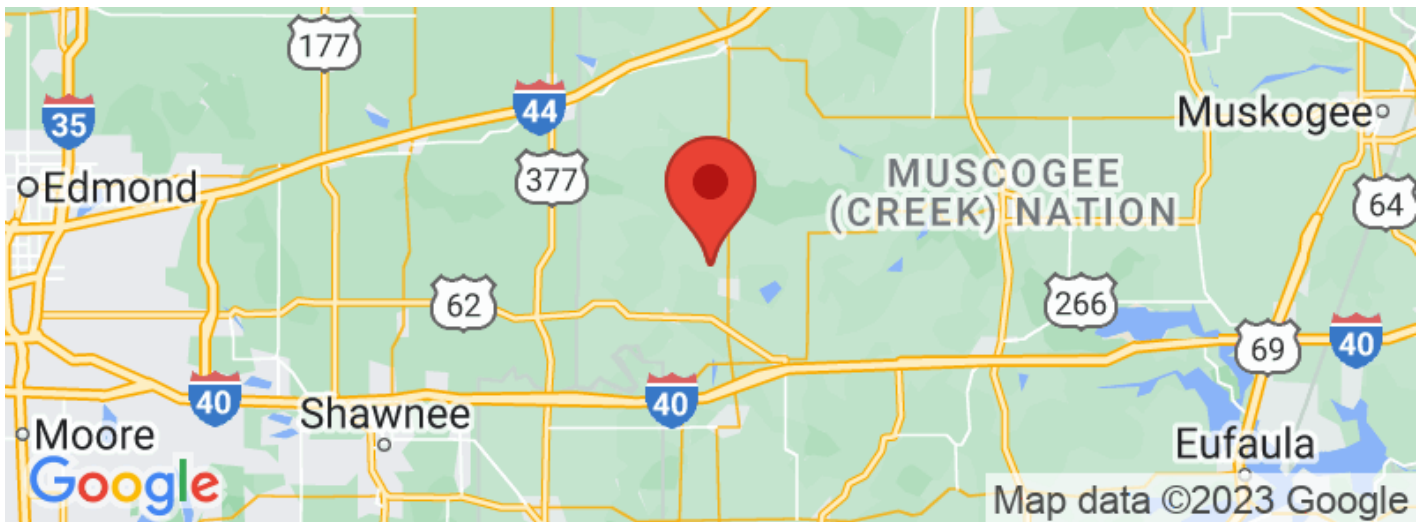
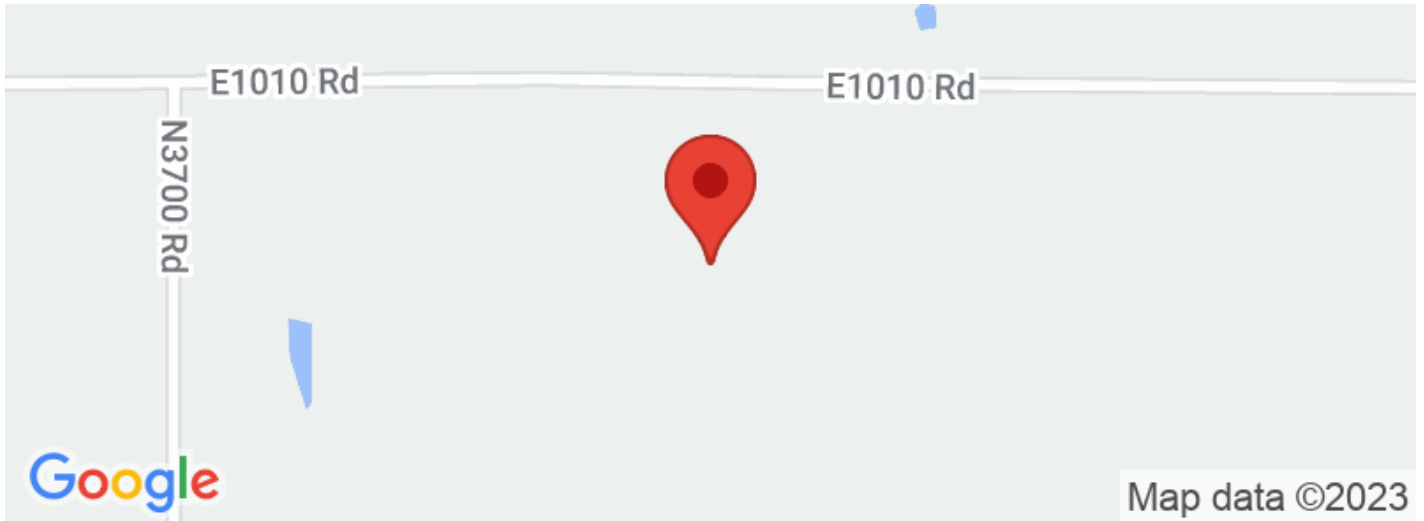


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## Locator Maps





## Aerial Maps



**Cabin on Acreage**  
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**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

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**NOTES**

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## NOTES

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 or other markings visible.



## **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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