

Turkey Haven Ranch
101109 N 3700 Rd
Boley, OK 74829

\$1,550,000
395± Acres
Okfuskee County



Turkey Haven Ranch
Boley, OK / Okfuskee County

SUMMARY

Address

101109 N 3700 Rd

City, State Zip

Boley, OK 74829

County

Okfuskee County

Type

Residential Property, Hunting Land, Farms, Ranches, Recreational Land, Timberland, Single Family

Latitude / Longitude

35.54089 / -96.42795

Dwelling Square Feet

2400

Bedrooms / Bathrooms

3 / 2

Acreage

395

Price

\$1,550,000

Property Website

<https://arrowheadlandcompany.com/property/turkey-haven-ranch-okfuskee-oklahoma/54270/>

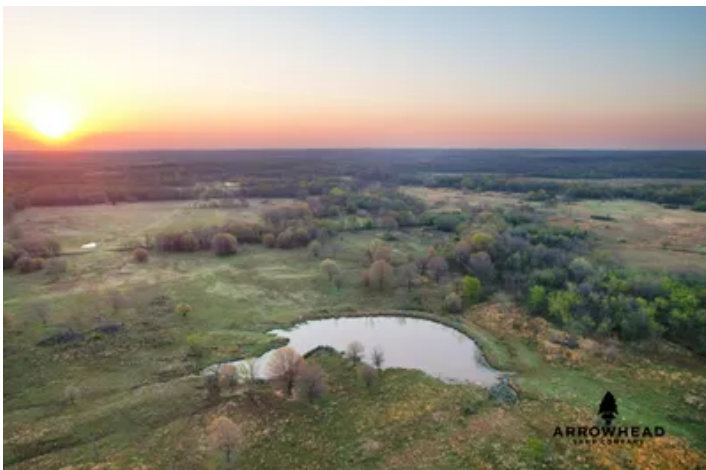
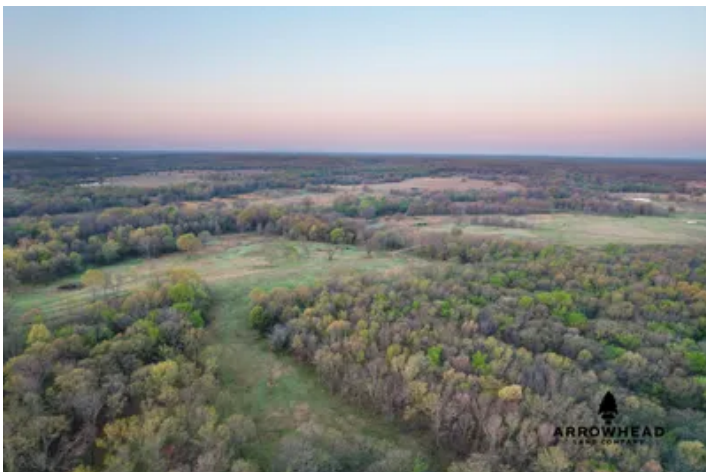


PROPERTY DESCRIPTION

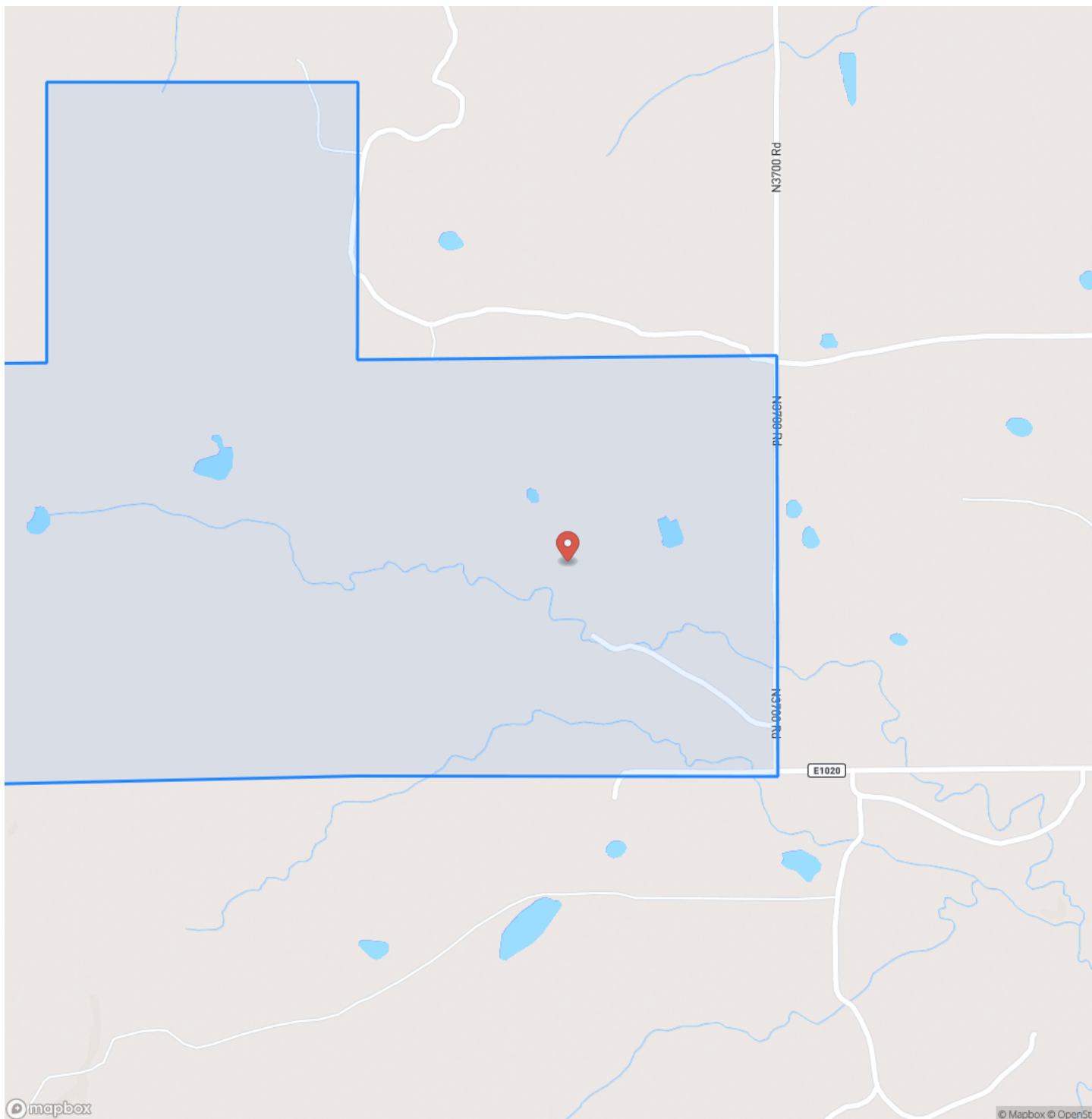
Introducing a beautiful country home on an incredible turn-key ranch! This amazing 396+/- acre property has the potential to be used for just about anything you desire! The home has 3 bedrooms and 2 bathrooms, and measures 2,400 sq ft. The ceiling and floors of the home are very well insulated. The property has 2 shops on the property. The first shop is 40x60x14 and features a 20x60 lean-to, insulation, electric, water, propane, overhead heater, French drains, and a half bathroom. The other shop is 30x40x10 and is a more traditional style shop. The well on the property supplies the house and the automatic waterers at the working pens. The pens also have a covered working chute. The property has new fences and cross-fencing. Currently, there are 5 pastures on the property, but adding a 6th would be no issue. The ranch is covered in water, as there are 6 ponds and 2 creeks. There are also lots of timber on the property, perfect for holding wildlife. For hunters, this property can't get much better. The habitat this property offers is exactly what deer, turkeys, and other wildlife love. There are various locations that would make great food plots. The area this property is in has been known for producing and holding giant whitetails. It is very common to have deer and turkeys feeding in and around the yard. The ranch is located in Boley, just northwest of Okemah. It is about 1.5 hours to Oklahoma City and about 1 hour from Tulsa. Properties don't get much better than this one; make it yours today! All showings are by appointment only. For more information or to schedule a private viewing, please contact Steele Schwonke at [\(918\) 424-6065](tel:9184246065).



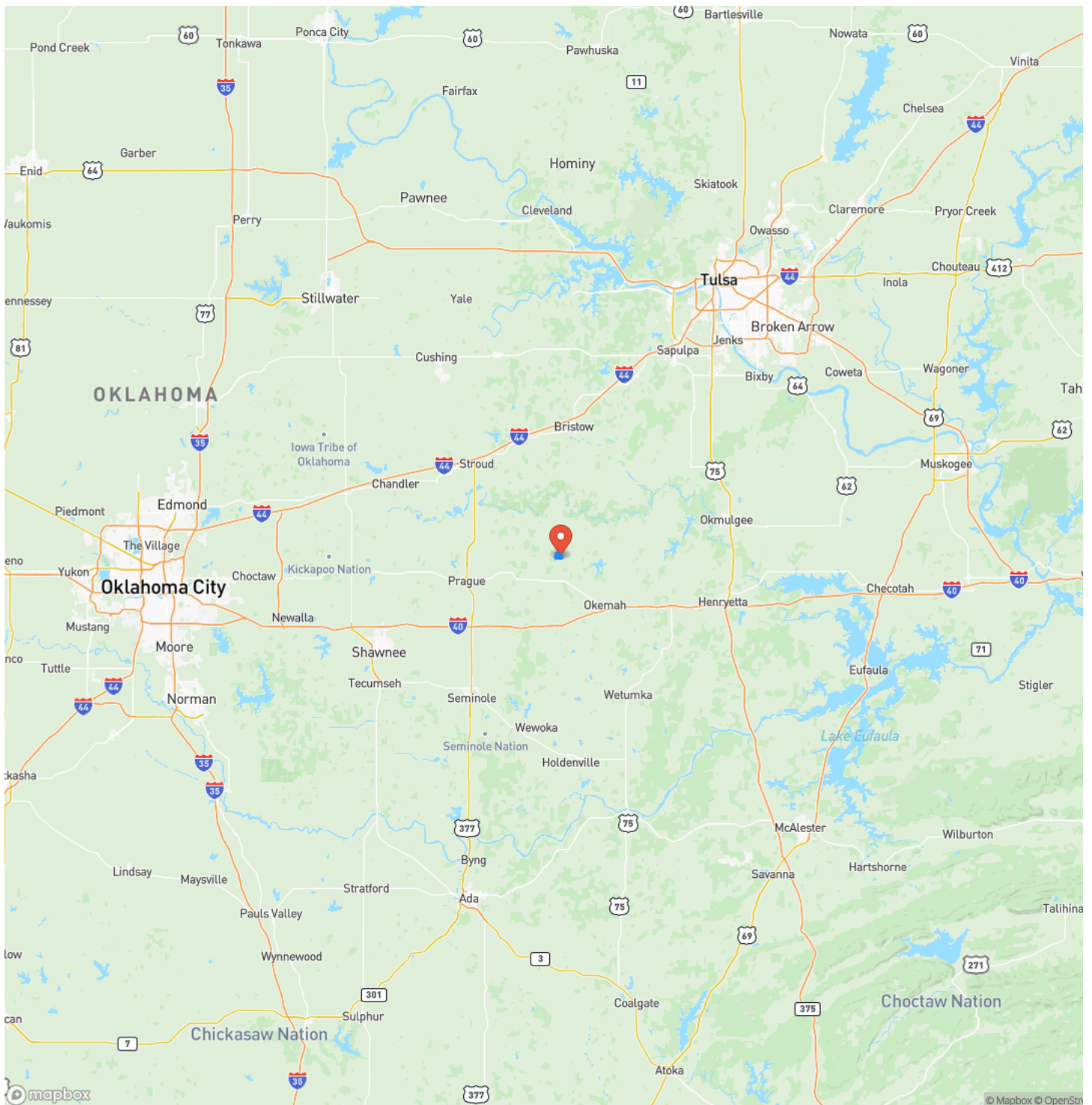
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Boley, OK / Okfuskee County



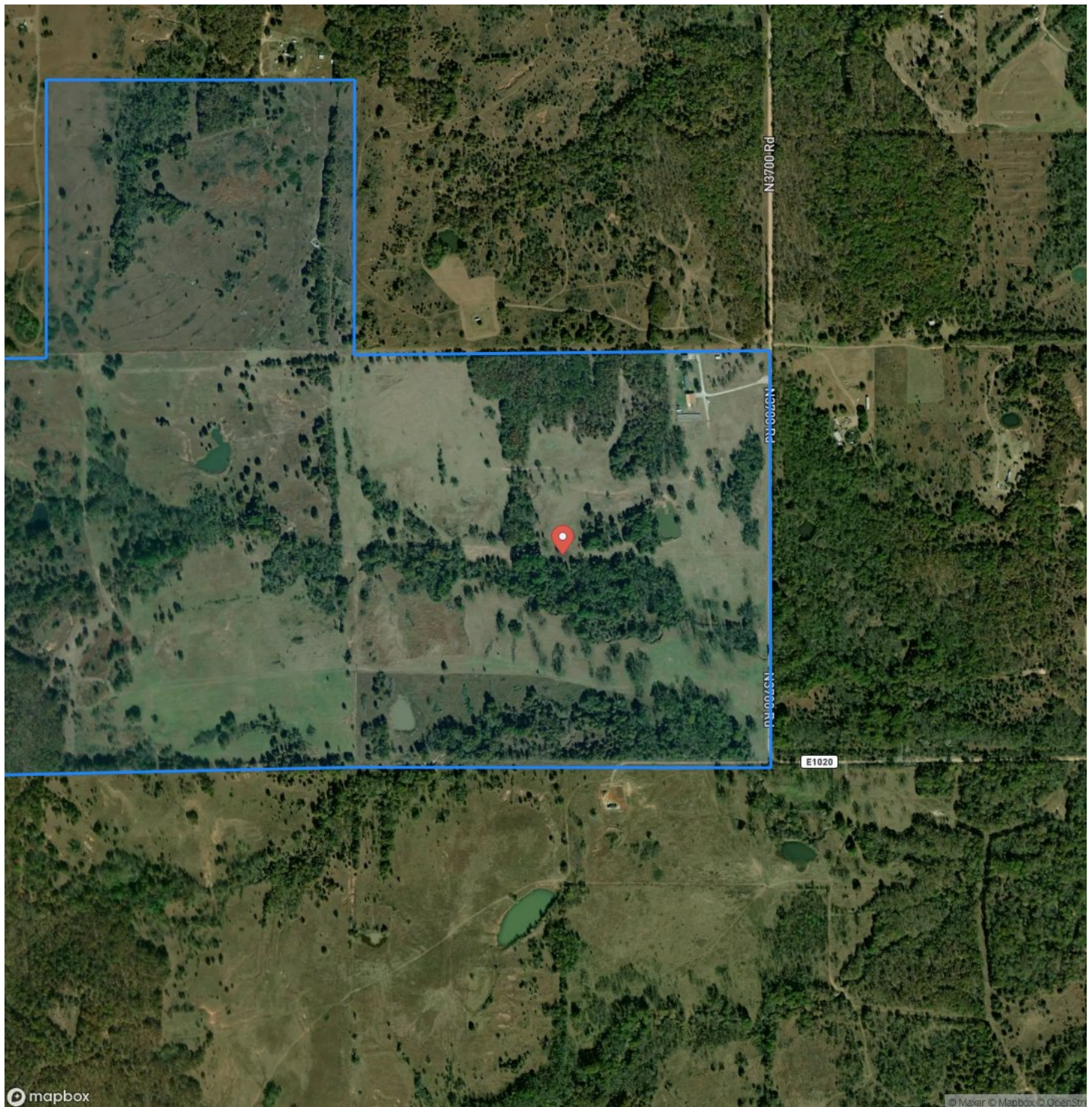
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Steele Schwonke

Mobile

(918) 424-6065

Email

steele.schwonke@arrowheadlandcompany.com

Address

City / State / Zip

Depew, OK 74028

NOTES

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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, 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

