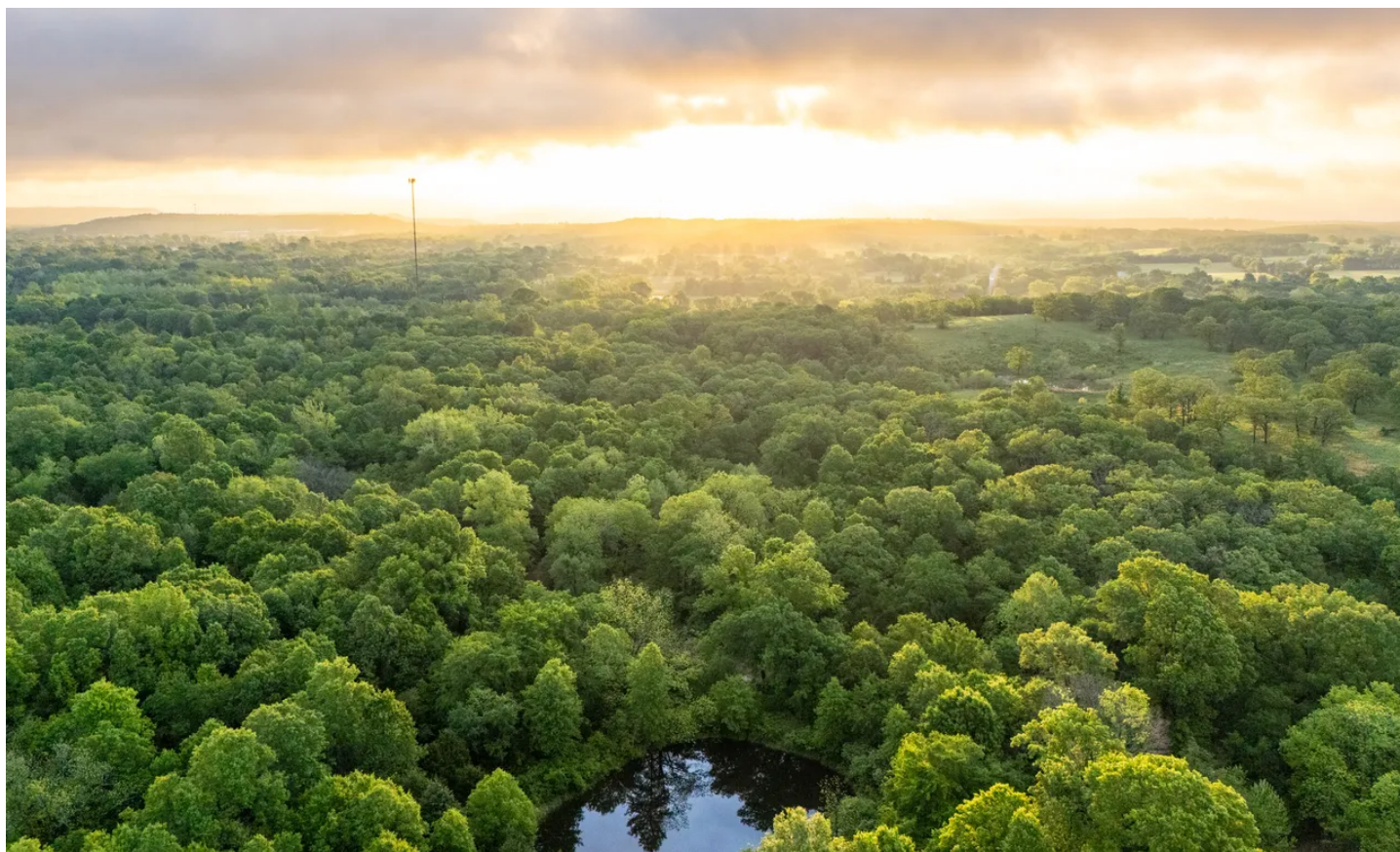


Creek Bottom Timber
N 3940 Rd
Henryetta, OK 74437

\$224,000
70± Acres
Okmulgee County



Creek Bottom Timber
Henryetta, OK / Okmulgee County

SUMMARY

Address

N 3940 Rd

City, State Zip

Henryetta, OK 74437

County

Okmulgee County

Type

Farms, Hunting Land, Recreational Land, Timberland

Latitude / Longitude

35.416658 / -95.995195

Acreage

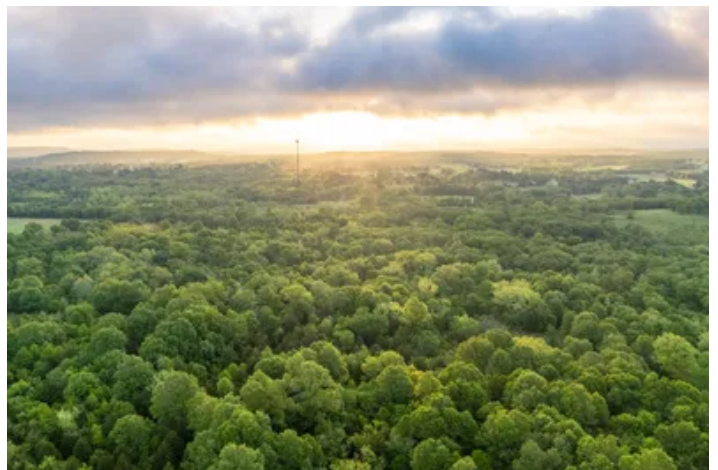
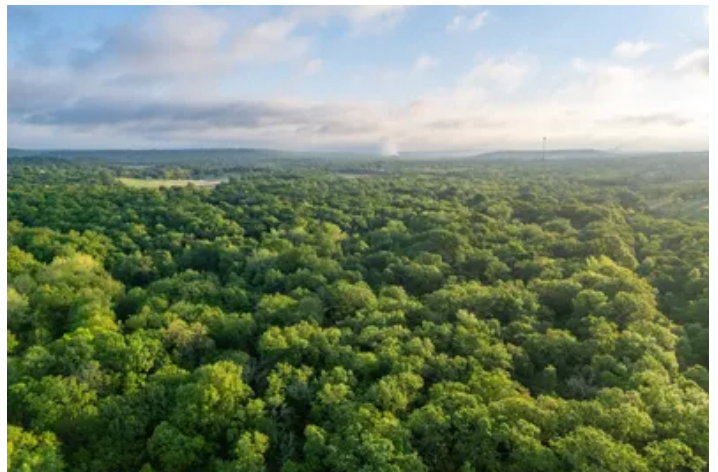
70

Price

\$224,000

Property Website

<https://arrowheadlandcompany.com/property/creek-bottom-timber-okmulgee-oklahoma/80885/>

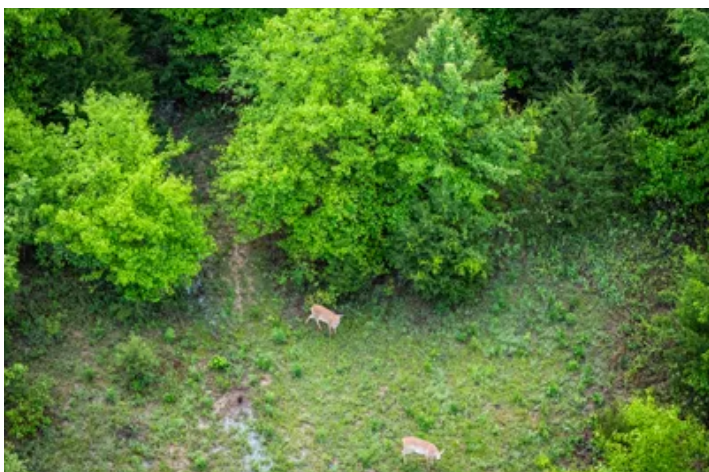
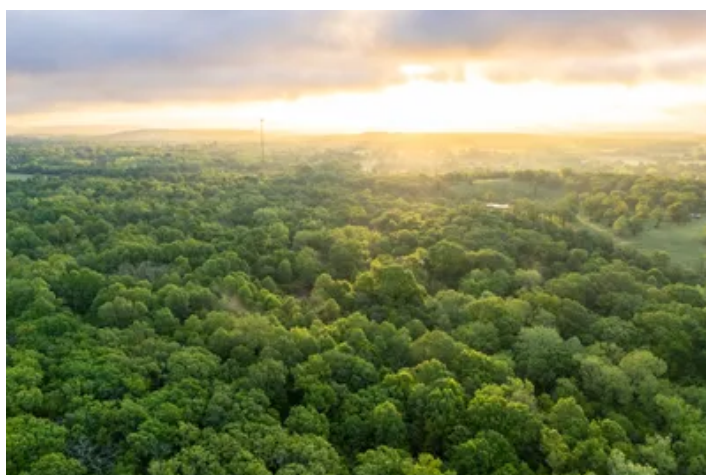
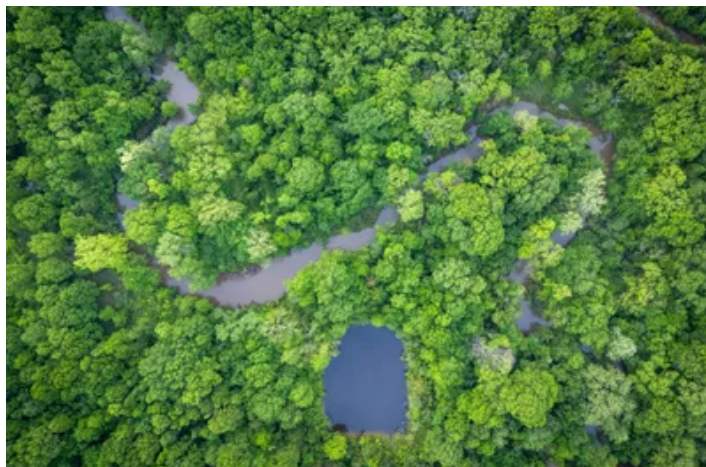


Creek Bottom Timber Henryetta, OK / Okmulgee County

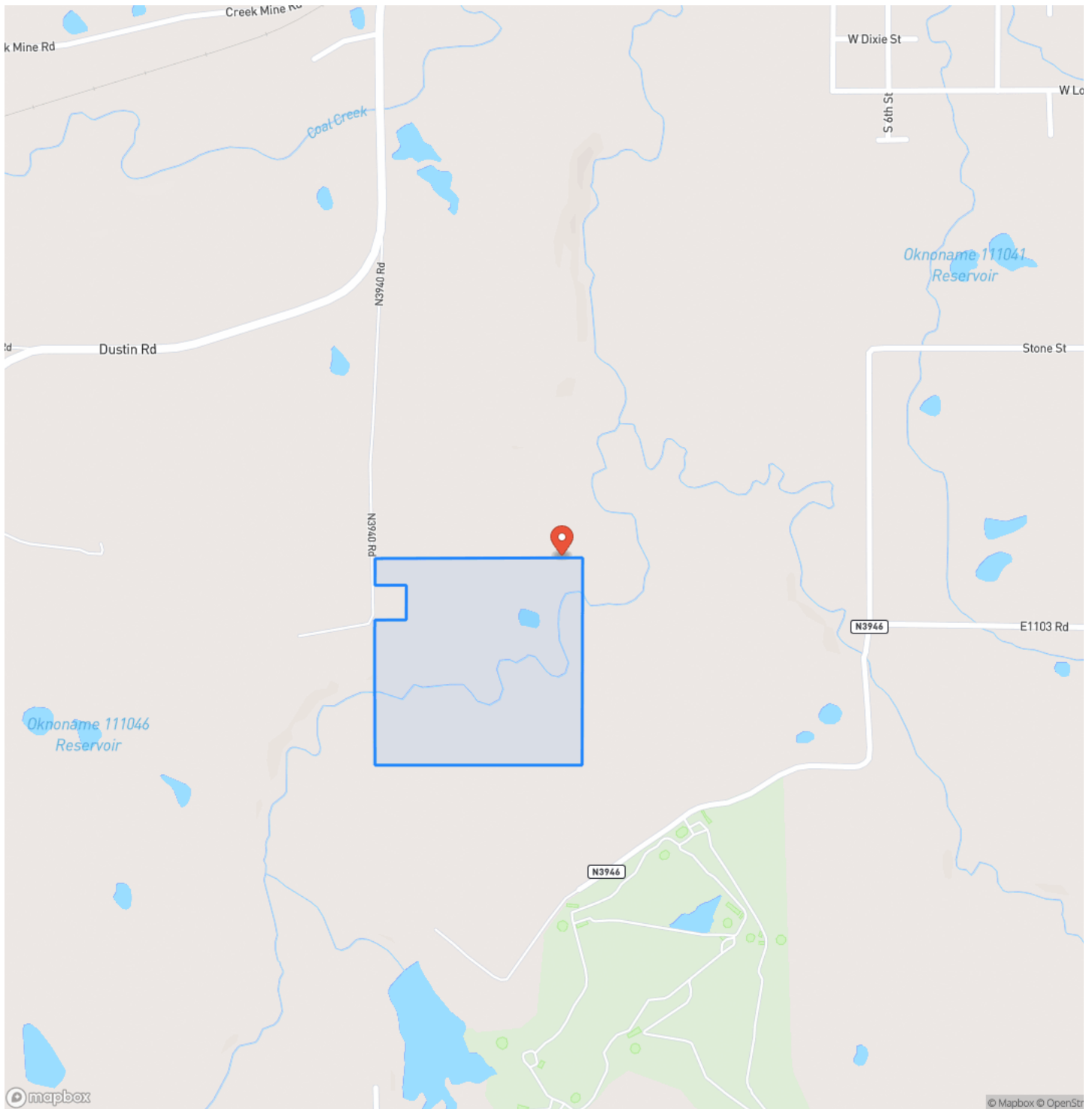
PROPERTY DESCRIPTION

PRICE REDUCED!! If you are in the market for a great piece of timber hunting in Okmulgee County, Oklahoma, come take a look at this one! This property has a great amount of cover for wildlife, and is in a phenomenal location for deer hunting. Most of the property is covered in mature timber, and there are a couple open areas that could be developed into prime food plot locations. The wet weather creeks that run through the farm create some amazing pinch points for hunting mature bucks during the rut. There is a nice pond on the property that provides a good source of water for wildlife, and could even be turned into a good fishing pond or duck hunting slough. Or the west end of the property at the end of N3940 Rd, there is a clearing that could potentially be a good build location for a home or hunting cabin. The property is located 7 +/- minutes from Henryetta, 45 +/- minutes from McAlester, and approximately 1 hour from Tulsa. 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:5392387693).

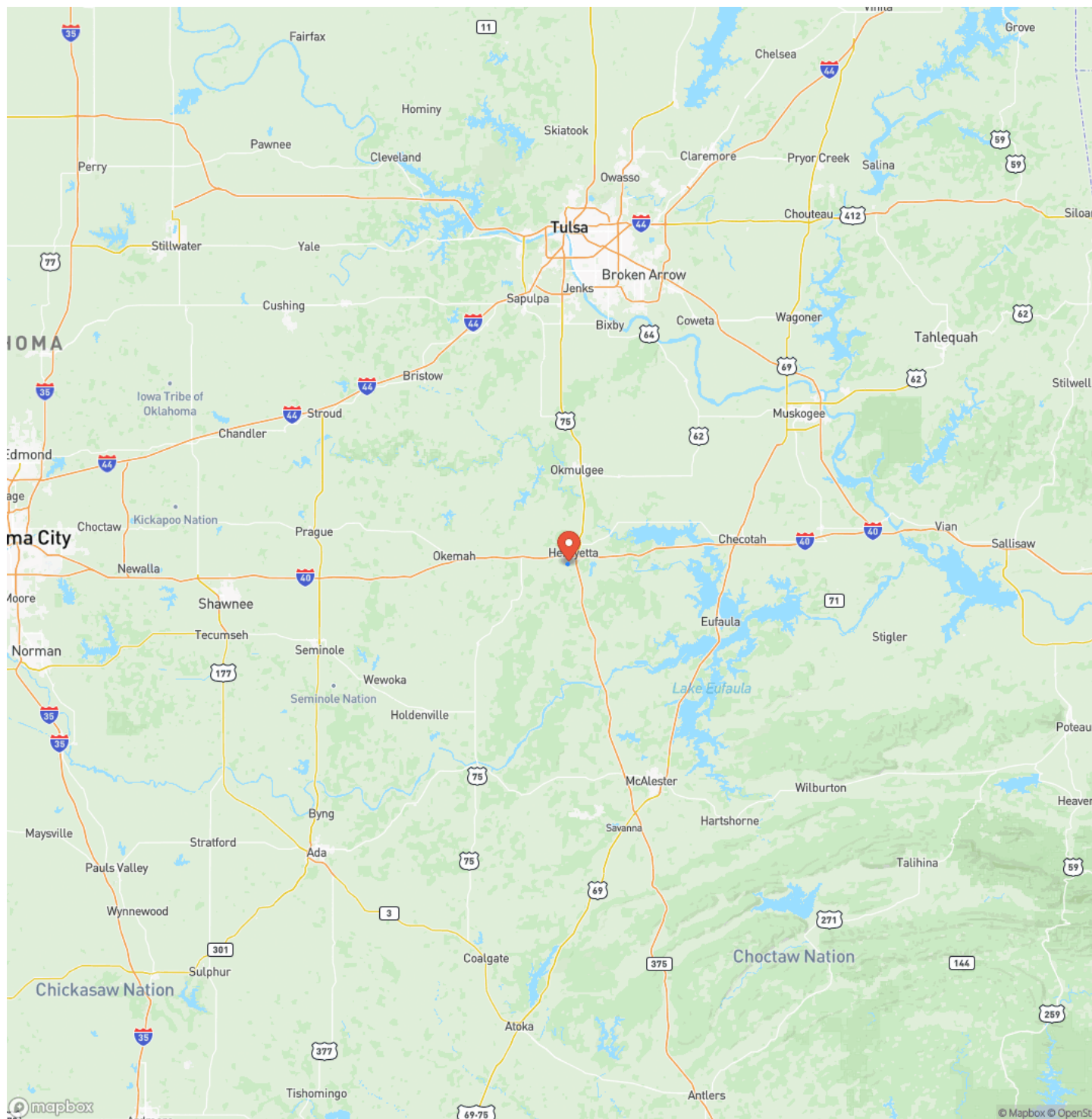
Creek Bottom Timber
Henryetta, OK / Okmulgee County



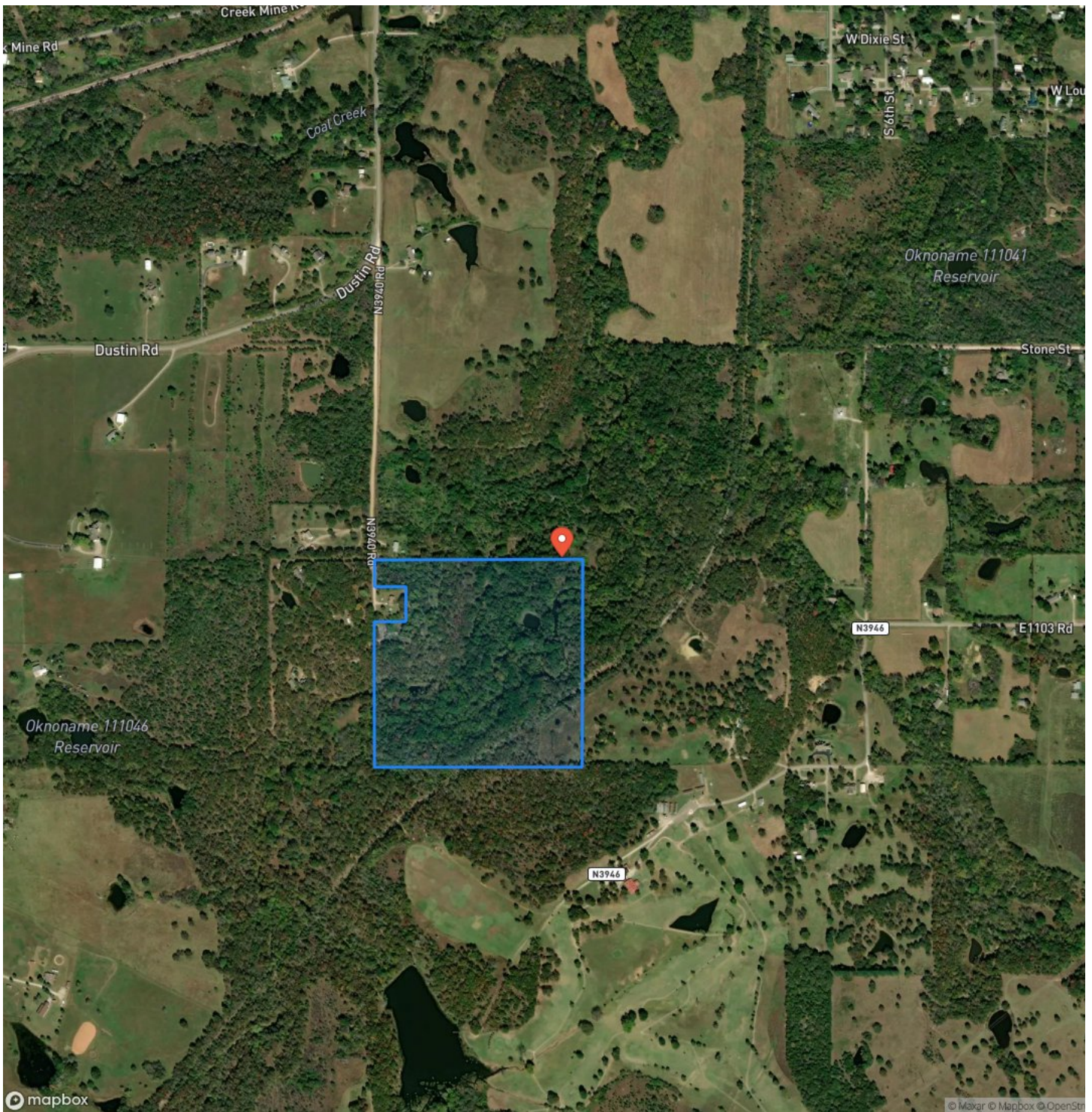
Locator Map



Locator Map



Satellite Map



Creek Bottom Timber
Henryetta, OK / Okmulgee County

LISTING REPRESENTATIVE

For more information contact:



Representative

Hunter Bellis

Mobile

(539) 238-7693

Email

hunter.bellis@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

[illegible]

This image shows a full page of white paper with horizontal ruling lines. The lines are evenly spaced and extend 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

