

McMillen Ranch Tract 2
1001 E Rock Creek Rd, Tract 2
Paden, OK 74860

\$872,500
190± Acres
Okfuskee County



McMillen Ranch Tract 2

Paden, OK / Okfuskee County

SUMMARY

Address

1001 E Rock Creek Rd, Tract 2

City, State Zip

Paden, OK 74860

County

Okfuskee County

Type

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

Latitude / Longitude

35.4602 / -96.5523

Dwelling Square Feet

2160

Bedrooms / Bathrooms

3 / 2

Acreage

190

Price

\$872,500

Property Website

<https://arrowheadlandcompany.com/property/mc-millen-ranch-tract-2-okfuskee-oklahoma/37370/>



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PROPERTY DESCRIPTION

Have you dreamed of owning a beautiful home on acreage with river views? This incredible farm is located right along the North Canadian River just 7+/- miles east of Prague, Oklahoma. The long driveway brings you to a brand new 3 bed/2 bath barndominium with granite countertops and a wood stove that will have you itching to move in. A massive master bedroom and bathroom provide you with a large bathtub and walk-in shower, while the two smaller bedrooms and bathroom make great spare or kids bedrooms. The large covered porch overlooks the North Canadian River Bottom where you can watch cattle graze, deer chase, and turkeys strut while enjoying a hot cup of coffee. Whether you are a hunter, cattle rancher, or just enjoy the outdoors this farm has just about everything you need. The large bermuda grass pastures are well fenced offering grazing opportunities for a sizable herd of cattle or horses. Also, the many ponds and the river offer great fishing opportunities and waterfowl hunting potential, while the hardwood timber draws and thick river bottom offer incredible deer, turkey, and hog hunting opportunities.

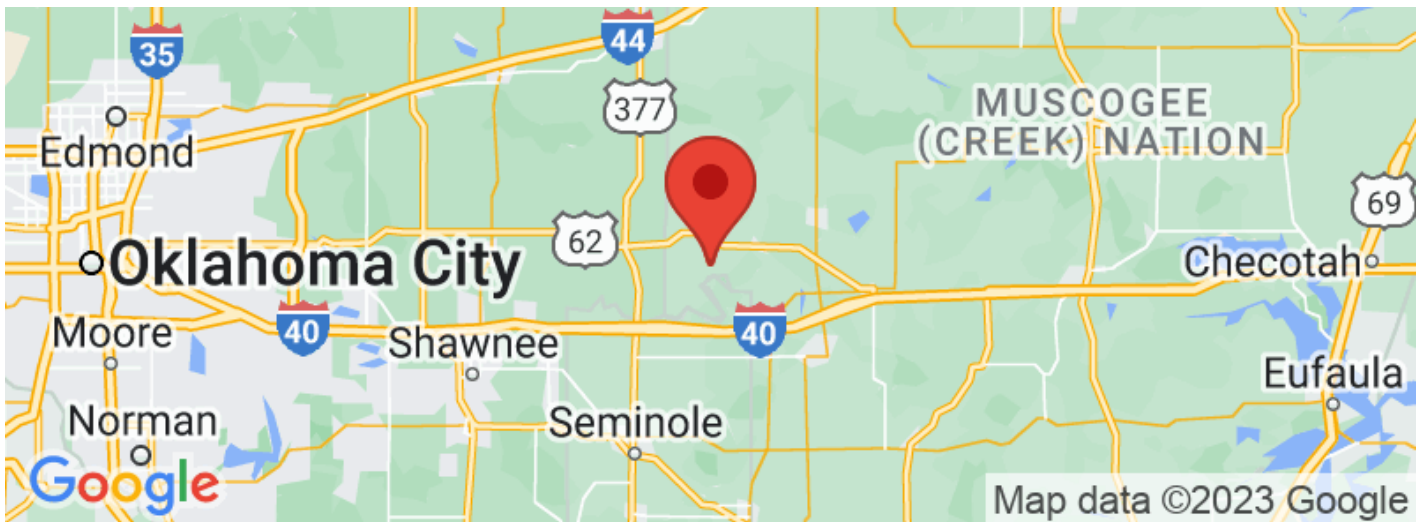
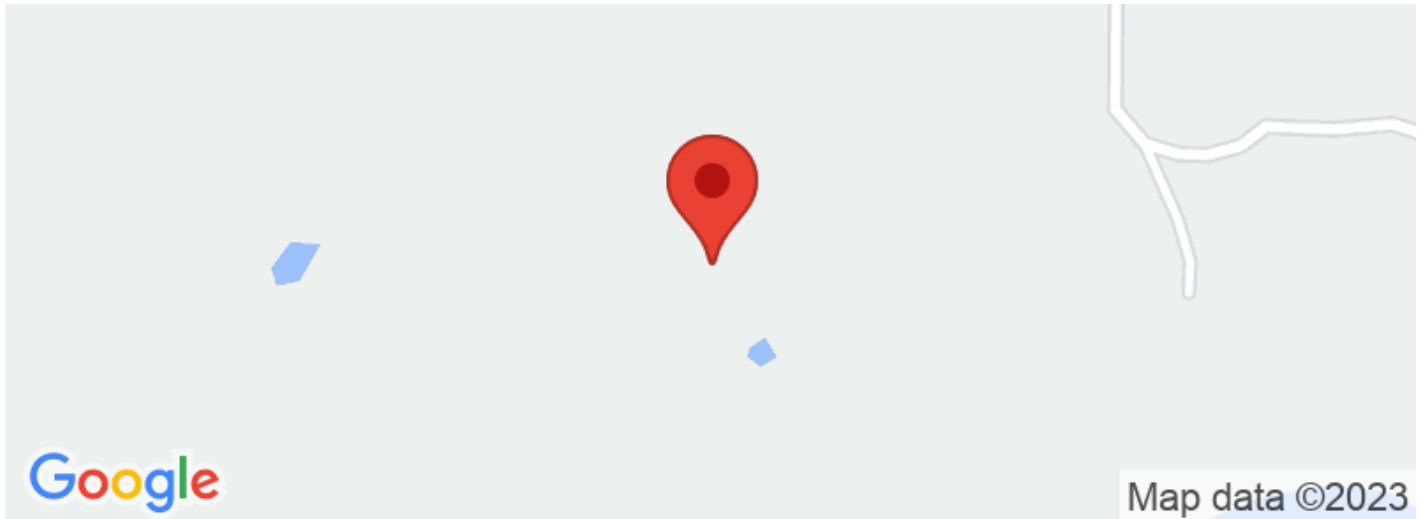
You don't want to miss out on this opportunity to own a beautiful river bottom farm. It is located just over an hour from both Oklahoma City and Tulsa. This is tract 2 of 10 available for purchase. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Will Bellis at [\(918\) 978-9311](tel:9189789311).



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Locator Maps



Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



Representative

Will Bellis

Mobile

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Address

City / State / Zip

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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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