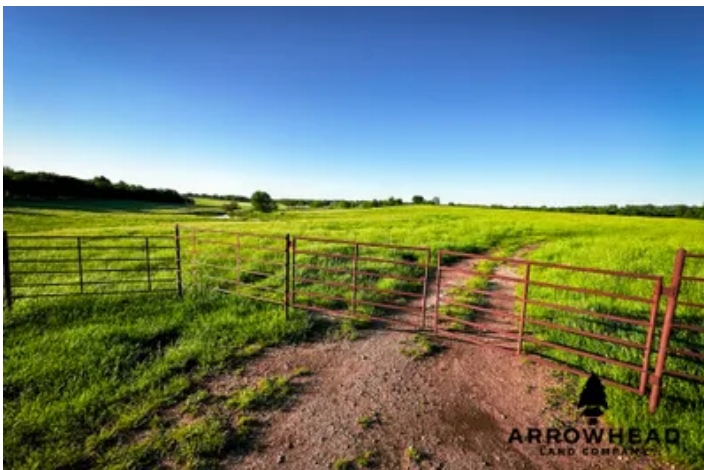


Open Hills Ranch
0000 TBD
Miami, OK 74354

\$179,500
36± Acres
Ottawa County



Open Hills Ranch
Miami, OK / Ottawa County

SUMMARY

Address

0000 TBD

City, State Zip

Miami, OK 74354

County

Ottawa County

Type

Undeveloped Land, Hunting Land, Horse Property, Recreational Land, Ranches

Latitude / Longitude

36.8357 / -94.8988

Acreage

36

Price

\$179,500

Property Website

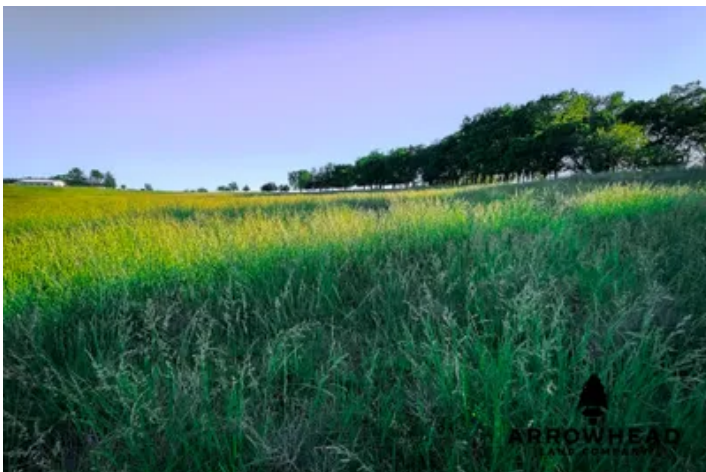
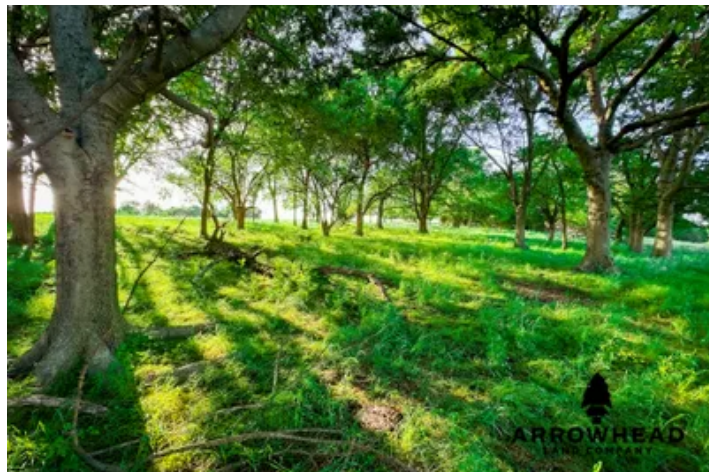
<https://arrowheadlandcompany.com/property/open-hills-ranch-ottawa-oklahoma/55657/>



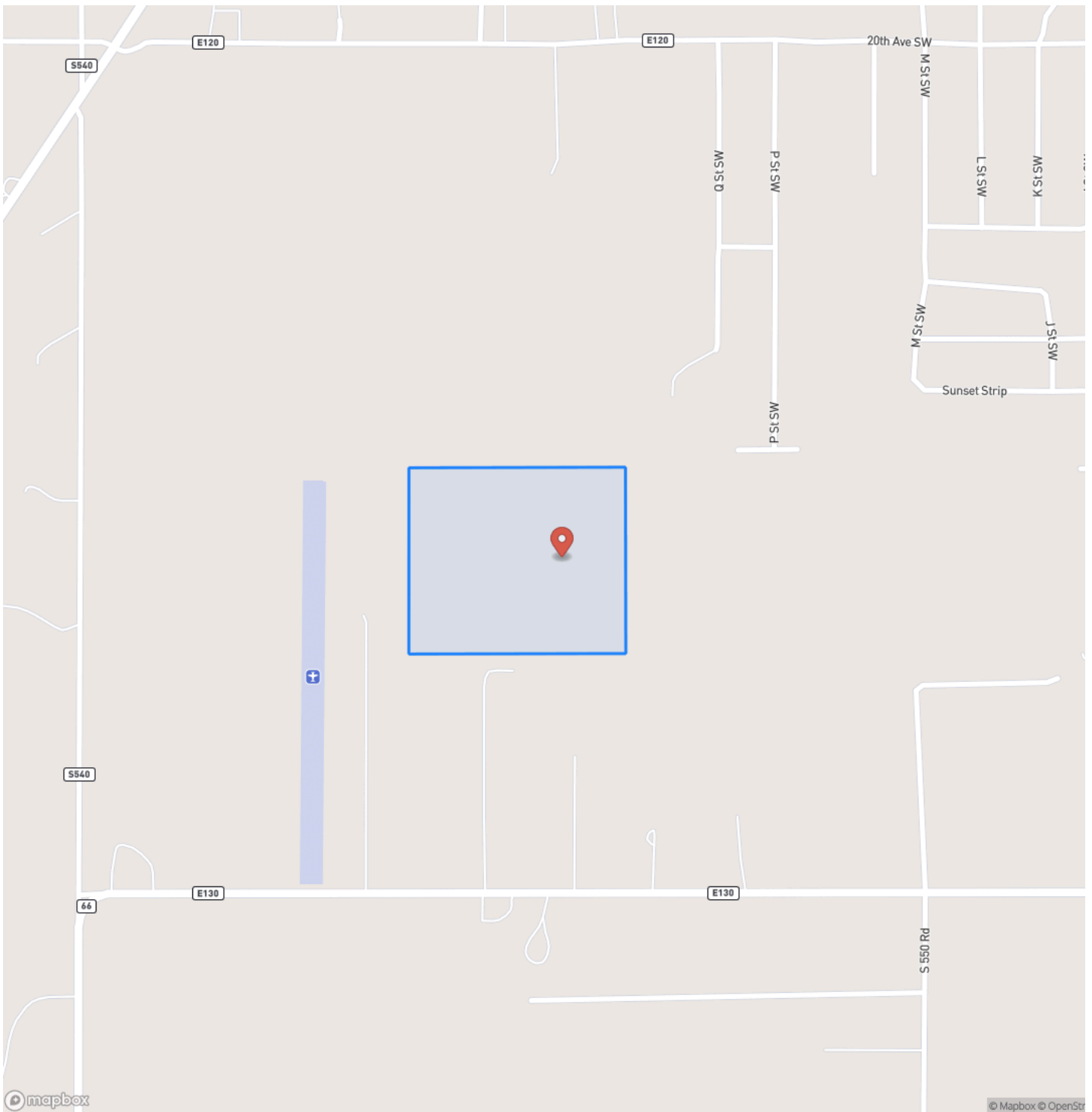
PROPERTY DESCRIPTION

PRICE REDUCED! Introducing 36 +/- acres of pasture land in the heart of Green Country. This prime piece of Ottawa County acreage sits just north of the I-44 corridor near Miami, Oklahoma, less than 20 minutes from Grand Lake of The Cherokees. It is complete with new fencing all the way around. Access is controlled by easement at the end of a well maintained gravel road. A sturdy main gate at the south entrance of the property ensures privacy and safe keeping of livestock. Rolling hills are covered in a mixture of native grasses as well as wildflowers that surround a large pond. Along the western fence line rests a stand of beautiful hardwood timber which provides shaded cover for cattle as well as abundant wildlife. Don't let the sun set on this wonderful opportunity to expand your ranching needs, or to finally build that dream home you've been waiting for. Your opportunity awaits. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Andrew Schultz [405-415-5977](tel:405-415-5977).

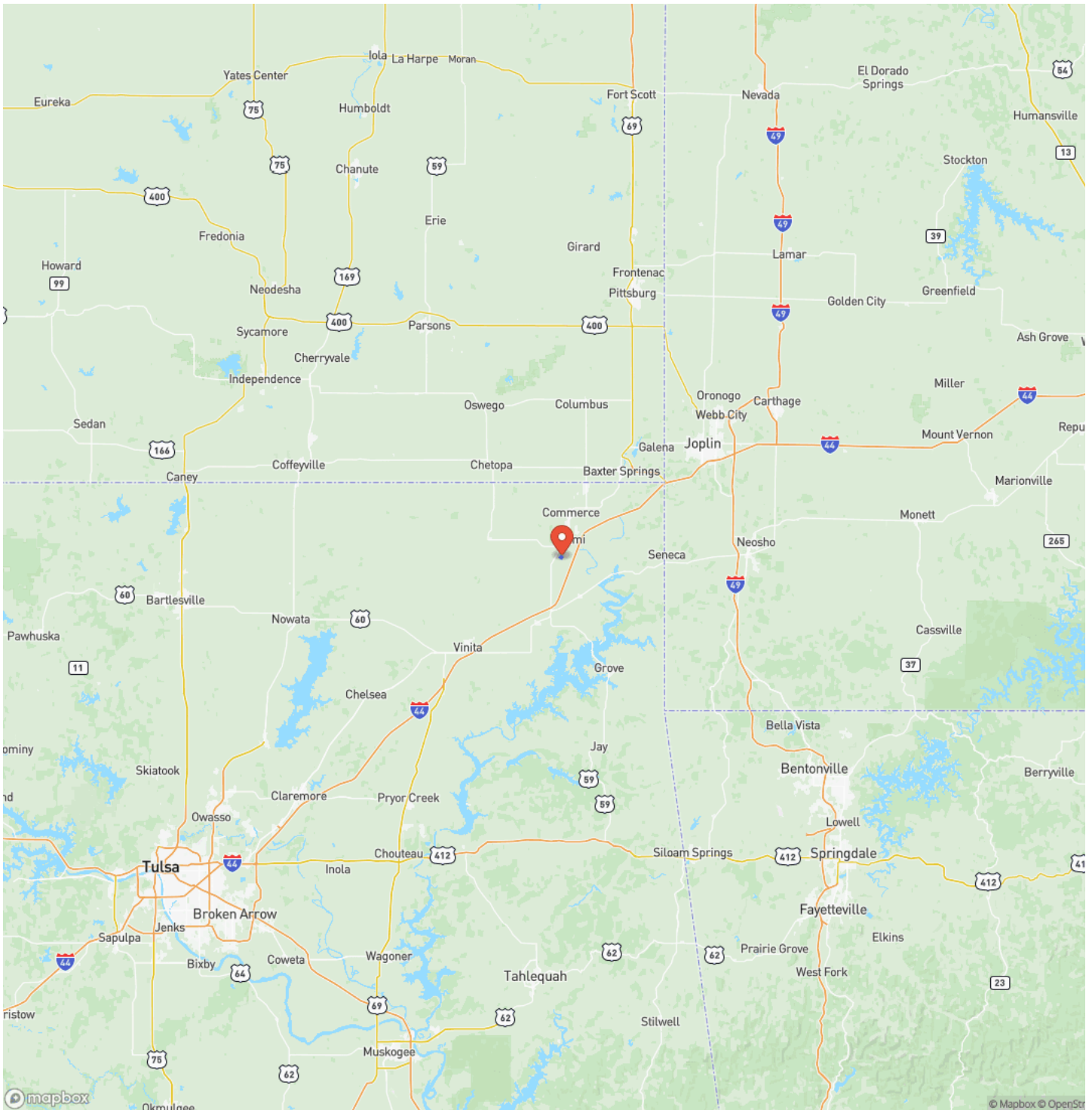
Open Hills Ranch
Miami, OK / Ottawa County



Locator Map



Locator Map



Satellite Map



Open Hills Ranch
Miami, OK / Ottawa County

LISTING REPRESENTATIVE

For more information contact:



Representative

Andrew Schultz

Mobile

(405) 415-5977

Email

andrew.schultz@arrowheadlandcompany.com

Address

City / State / Zip

Kellyville, OK 74039

NOTES

This image shows a blank sheet 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.

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.



www.arrowheadlandcompany.com

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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