

**Timbered Hunting & Recreational Tract**  
S 513th W Ave  
Depew, OK 74028

**\$78,500**  
20± Acres  
Creek County





## Timbered Hunting & Recreational Tract Depew, OK / Creek County

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### **SUMMARY**

#### **Address**

S 513th W Ave

#### **City, State Zip**

Depew, OK 74028

#### **County**

Creek County

#### **Type**

Hunting Land, Recreational Land, Undeveloped Land, Timberland

#### **Latitude / Longitude**

35.684434 / -96.560079

#### **Acreage**

20

#### **Price**

\$78,500

#### **Property Website**

<https://arrowheadlandcompany.com/property/timbered-hunting-recreational-tract-creek-oklahoma/82473/>



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### **PROPERTY DESCRIPTION**

PRICE REDUCED!! This 20 +/- acre property in Creek County, Oklahoma offers a versatile opportunity for hunting, recreation, and potential development. Owner financing is available, and there is also the option to purchase mineral rights, adding extra value and flexibility for potential buyers. The property is primarily timbered, offering excellent cover for wildlife and creating an ideal hunting environment. A stocked pond provides a reliable water source and fishing opportunities. Deer, turkey, and small game are commonly seen throughout the tract. With additional clearings, this property provides a great opportunity for blind and feeder locations. With direct road access and a landscape that lends itself well to building, this property could easily be developed into a hunting retreat or permanent residence. It offers both seclusion and convenience—located just 15 +/- minutes to Stroud, 55 +/- minutes to Tulsa, and 1 hour and 5 +/- minutes to Oklahoma City. From its prime location and wildlife appeal to build-ready features and purchase flexibility, this property offers exceptional value! 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).



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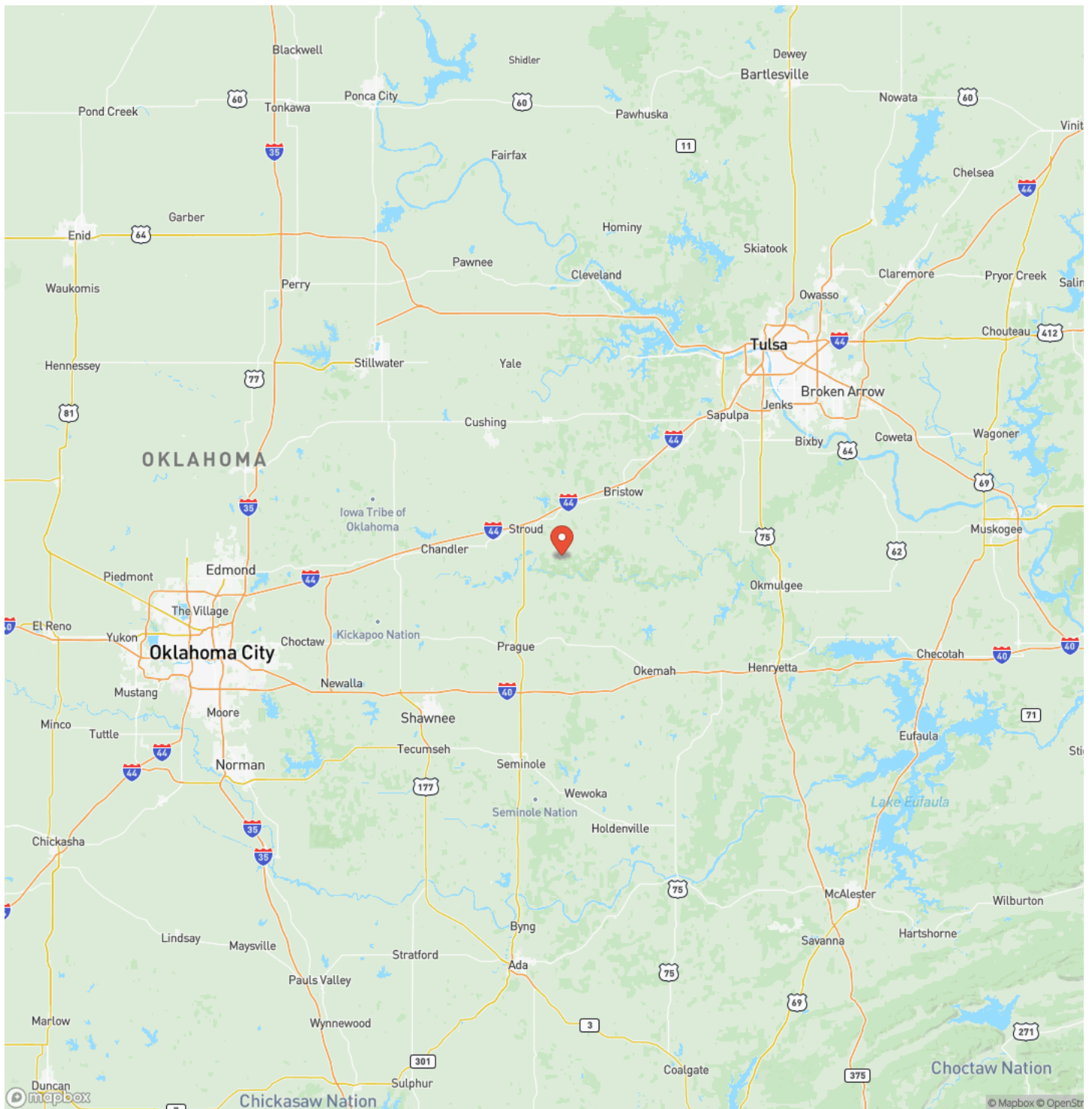


# Locator Map





## Locator Map



## Satellite Map





## Timbered Hunting & Recreational Tract Depew, OK / Creek County

### LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Hunter Bellis

## Mobile

(539) 238-7693

## Email

hunter.bellis@arrowheadlandcompany.com

### Address

City / State / Zip

## NOTES

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## This image shows a blank 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.



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