

Recreational/Cattle Farm
S 120 Rd
Okmulgee, OK 74447

\$560,000
160± Acres
Okmulgee County



Recreational/Cattle Farm
Okmulgee, OK / Okmulgee County

SUMMARY

Address

S 120 Rd

City, State Zip

Okmulgee, OK 74447

County

Okmulgee County

Type

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

35.57009 / -96.16127

Acreage

160

Price

\$560,000

Property Website

<https://arrowheadlandcompany.com/property/recreational-cattle-farm-okmulgee-oklahoma/44200/>



PROPERTY DESCRIPTION

PRICE REDUCED! If you're looking for an opportunity to own that 160 +/- acre property you could build on, graze, or hunt, then take a look at this place! This amazing property is located in Okmulgee, Oklahoma, approximately 45+/- minutes from Tulsa. The property is in pristine condition and has had brand new fences installed. It features 2 creeks that are full of water, along with a very nice pond. There are also many great pecan trees that you can see as you drive by the property. There is half a mile of blacktop access to this property for ease of access with electricity available at the road as well. There is rural water approximately 3/4 mile south from the south east corner of the property. This place has awesome hunting opportunities. There is plenty of room to put your stands, blinds, feeders and food plots. Another recreational opportunity is Drippings springs lake, which is located less than a mile away. This property is for sale with surface only, no minerals convey. This property has endless potential, make it yours today! If you have any questions or would like to schedule a private showing, please contact Justin White at [918-207-7521](tel:918-207-7521). Shown by Appointment Only.



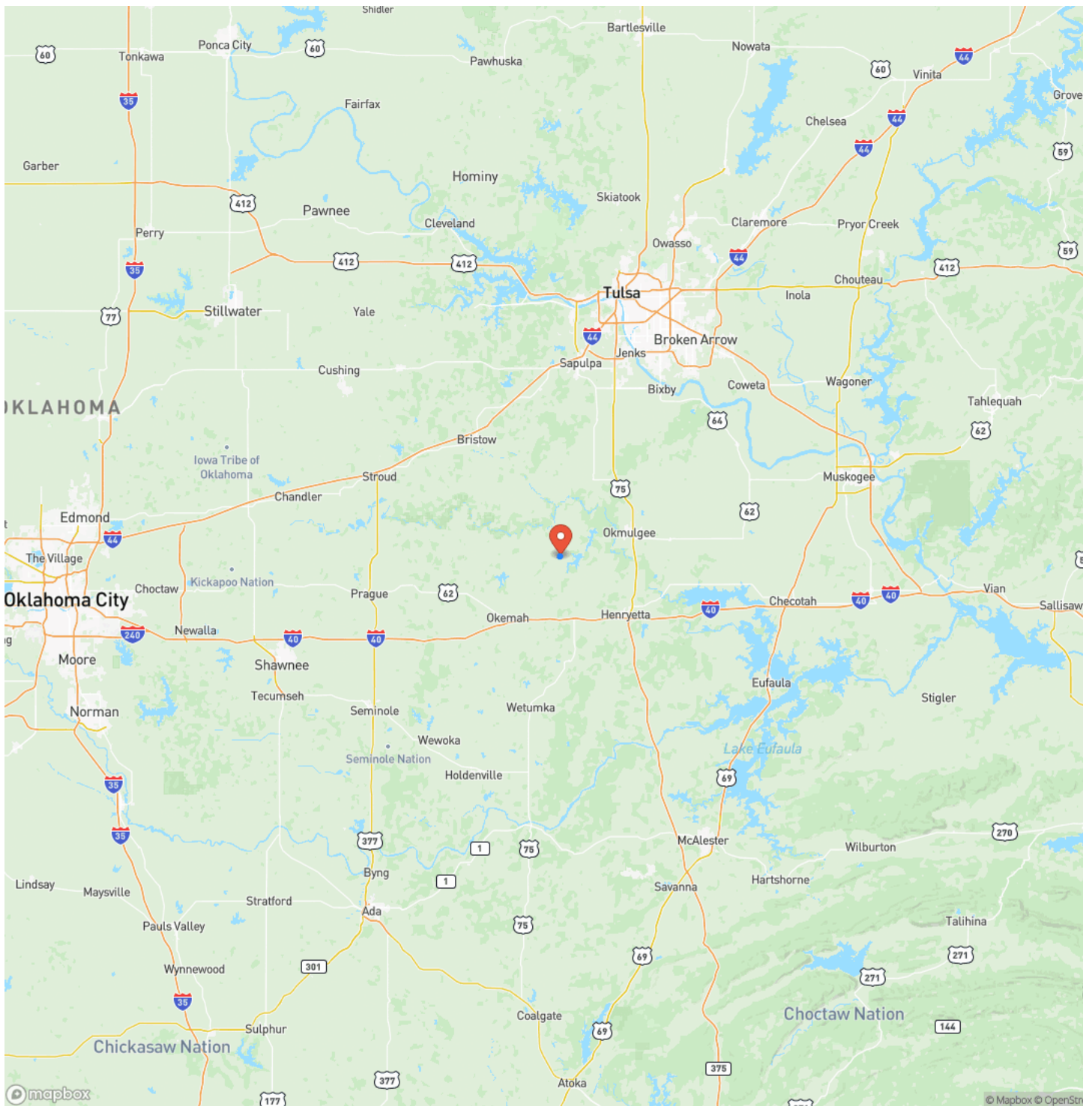
Recreational/Cattle Farm
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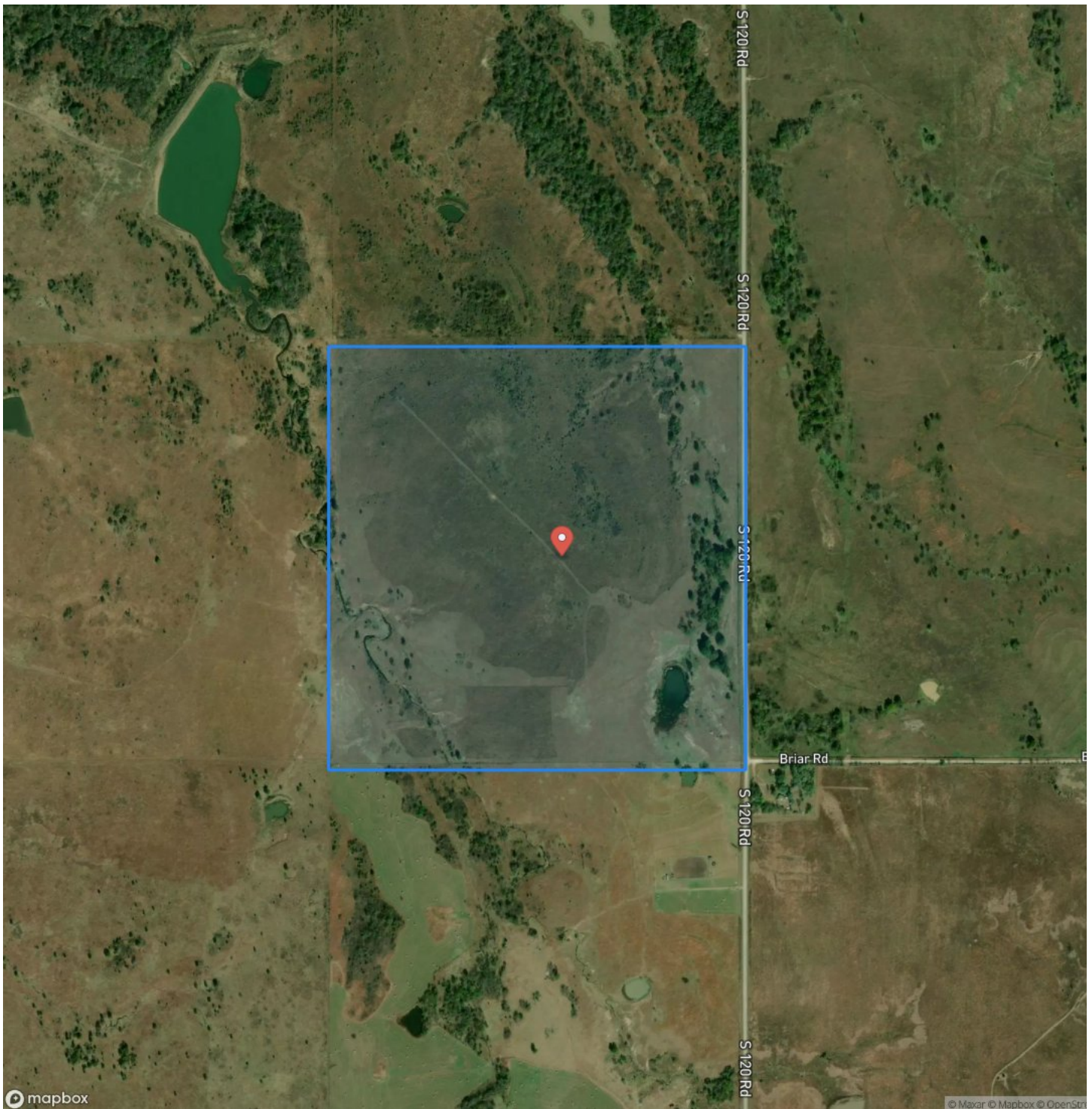
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Justin White

Mobile

(918) 207-7521

Email

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Address

City / State / Zip

Okemah, OK 74859

NOTES

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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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