

Tract 3 Shady Grove Ranch
5501 Shady Grove Rd
Wardville, OK 74576

\$1,744,000
320± Acres
Atoka County



**Tract 3 Shady Grove Ranch
Wardville, OK / Atoka County**

SUMMARY

Address

5501 Shady Grove Rd

City, State Zip

Wardville, OK 74576

County

Atoka County

Type

Hunting Land, Ranches, Recreational Land, Residential Property,
Single Family, Timberland

Latitude / Longitude

34.5968 / -96.07035

Dwelling Square Feet

1600

Bedrooms / Bathrooms

2 / 1

Acreage

320

Price

\$1,744,000

Property Website

<https://arrowheadlandcompany.com/property/tract-3-shady-grove-ranch-atoka-oklahoma/100428/>



Tract 3 Shady Grove Ranch Wardville, OK / Atoka County

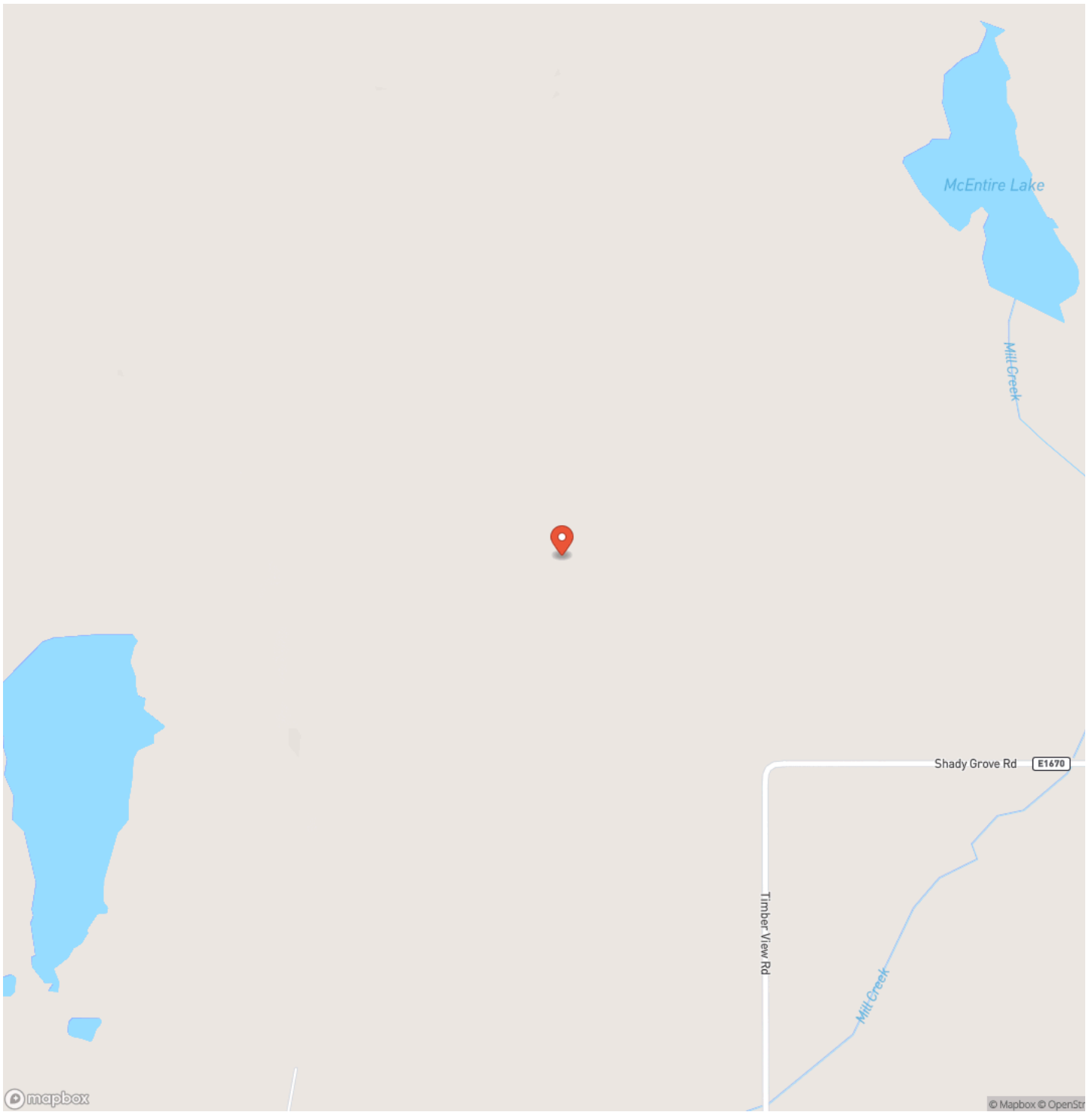
PROPERTY DESCRIPTION

Welcome to Tract 3 of Shady Grove Ranch, a prime 320+/- acre hunting property located in Atoka County, Oklahoma! The ranch is covered with mature timber, providing outstanding cover and natural habitat for wildlife. It includes excellent improvements that make it a true hunting retreat. The main lodge (40x40) features a beautiful kitchen with a large island, spacious living room, two bedrooms, and a luxurious bathroom, along with covered front and back porches that provide the perfect place to relax and enjoy the peaceful setting. A second living quarters building (40x60) offers additional space for guests, featuring a kitchen, large open hangout area, three bedrooms, and a bathroom. The building also includes a large covered outdoor gathering area and front porch, making it a great place to unwind after a day of hunting. The property also features a shop with a loft that serves as additional living space, complete with a kitchen, bedroom, and bathroom, along with two additional shops that provide plenty of room for equipment and gear storage. This area of Atoka County is well known for great deer hunting, and the natural layout of the ranch creates excellent travel corridors and bedding areas that help hold deer on the property. The ranch is set up with multiple blinds and feeders, allowing the next owner to step in and start hunting right away. In addition to deer, the property also supports a healthy population of Eastern wild turkeys, making it a great multi-species hunting property. A well-maintained trail system runs throughout the ranch, making it easy to access different parts of the property by side-by-side or ATV. The terrain features rolling ridges, creek bottom habitat, and natural funnels that create ideal locations for stand placement and hunting setups. Several open pockets areas offer great locations for food plots, giving the new owner the ability to further enhance the hunting potential. A creek runs through the ranch and holds water, and the property also includes multiple ponds, providing dependable water sources that help attract and hold wildlife year-round. This property offers everything needed for a turn-key hunting and recreational ranch! The property is located 30+/- minutes from Atoka, 2 hours and 5+/- from Tulsa, and 2 hours and 25+/- minutes from Dallas. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Owen Bellis at [\(918\) 367-7050](tel:9183677050). Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

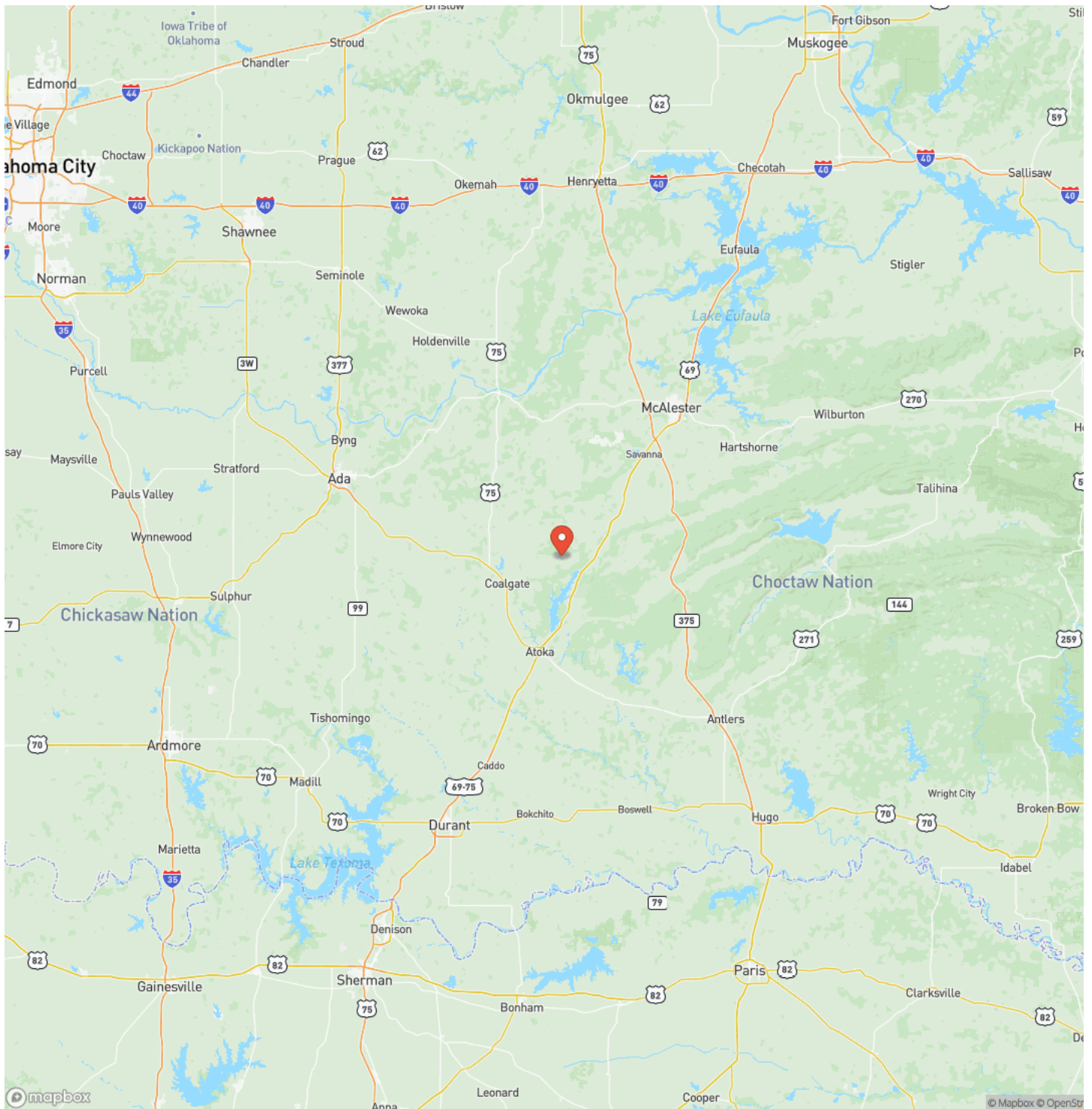
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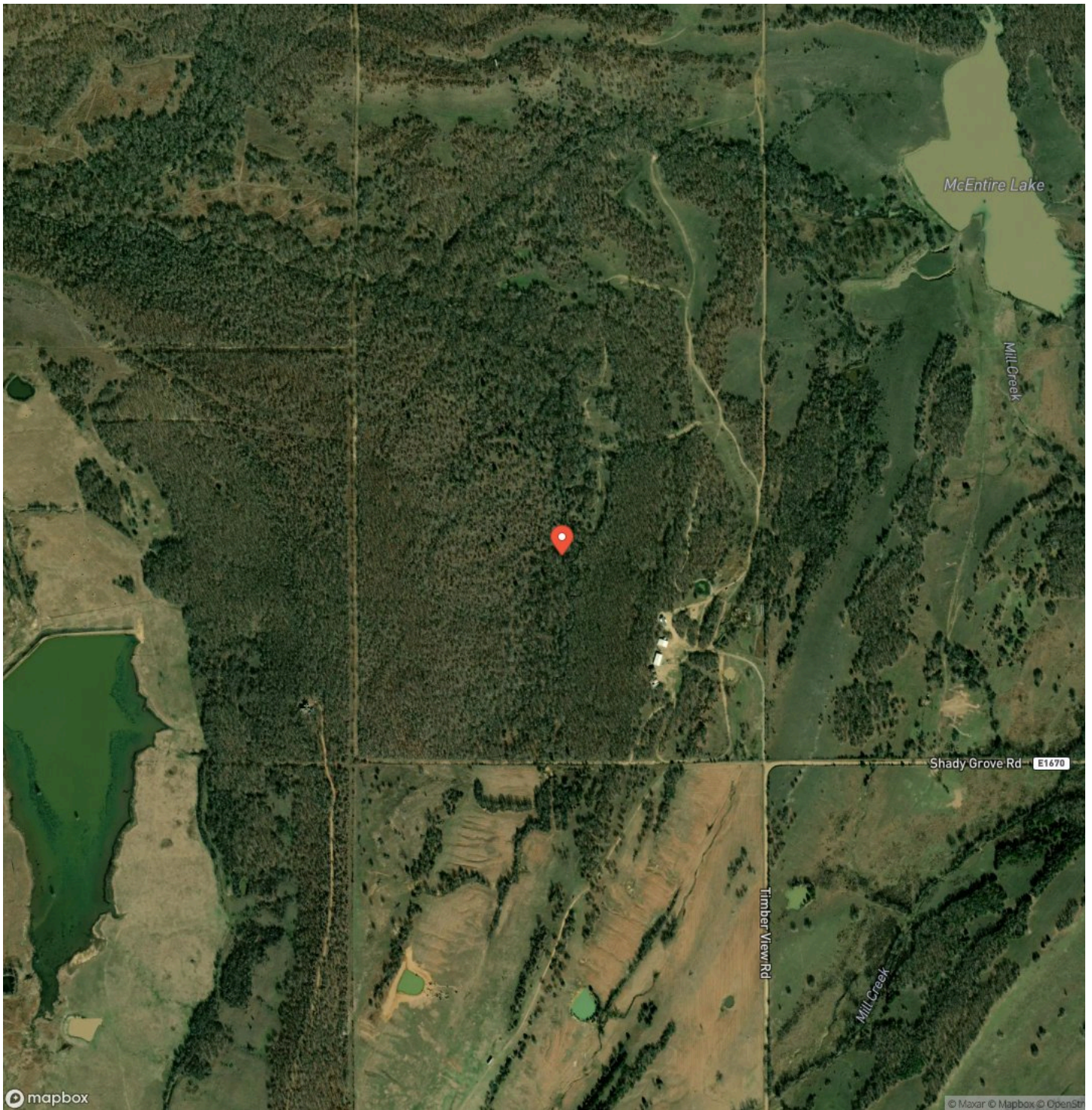
Locator Map



Locator Map



Satellite Map



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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