

**Incredible Oak Timber Parcel**  
13100-13618 S 433rd W Ave, Tract 4  
Bristow, OK 74010

**\$142,400**  
32± Acres  
Creek County



## Incredible Oak Timber Parcel Bristow, OK / Creek County

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### SUMMARY

**Address**

13100-13618 S 433rd W Ave, Tract 4

**City, State Zip**

Bristow, OK 74010

**County**

Creek County

**Type**

Undeveloped Land, Hunting Land, Recreational Land

**Latitude / Longitude**

35.967275 / -96.472740

**Acreage**

32

**Price**

\$142,400

**Property Website**

<https://arrowheadlandcompany.com/property/incredible-oak-timber-parcel-creek-oklahoma/29315/>



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### **PROPERTY DESCRIPTION**

Price Reduced! Do you dream of rural living but need to stay within a reasonable driving distance from Tulsa? Properties on the outskirts of the city are expensive and hard to come by. Here is a beautiful Creek County parcel that may be just what you are looking for. It is located just 35+/- minutes from downtown Tulsa but has everything you would want for great country living. It is a great option for someone looking to build their dream home on acreage or someone just looking for a great recreational property close to the city. With well maintained paved road frontage and electricity available, it already has the making for an awesome home build site. One look and you will be dreaming of watching the sun go down while you relax on a wrap around porch. The property is made up of mostly hardwood timber with a few natural clearings blanketed with lush native grasses. These openings could easily be converted to food plots for wildlife or utilized for grazing livestock. If hunting is something that you enjoy or are interested in you will be pleased to see the great hunting this property has to offer. The large oak timber, scrub brush, and a small creek provide superb habitat for many wildlife species including lots of whitetail deer and the occasional turkey and wild hog. Recreational opportunities are not limited to this property alone. If you enjoy days out on the lake fishing or just relaxing, Keystone Lake is just a short drive away. This lake offers incredible fishing, skiing, tubing, camping and many beautiful parks. There are also several public hunting areas just a short drive away.

This rare parcel has so much to offer including great country living, incredible hunting, and a short drive from all the perks of the big city. Also additional acreage is available if you are interested in expanding. All showings are by appointment only, if you would like to schedule a private viewing please contact Will Bellis at [\(918\) 978-9311](tel:9189789311).

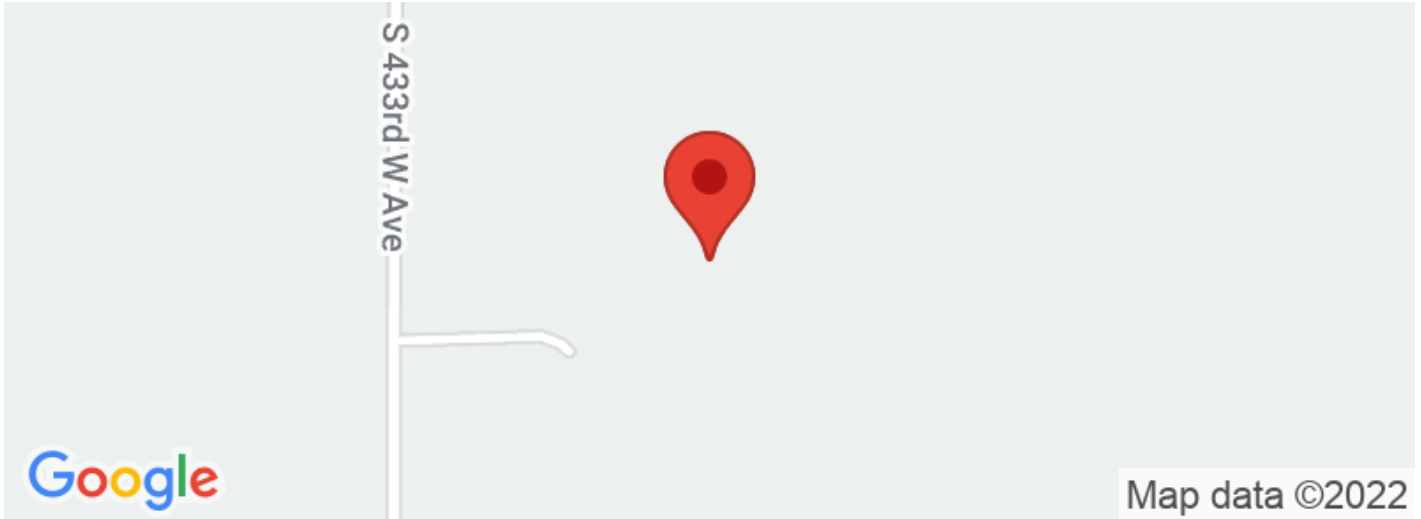


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## Locator Maps



## Aerial Maps



Incredible Oak Timber Parcel  
Bristow, OK / Creek County

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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Will Bellis

**Mobile**

(918) 978-9311

**Office**

(580) 319-2202

**Email**

will.bellis@arrowheadlandcompany.com

**Address**

**City / State / Zip**

Kellyville, OK 74039

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**NOTES**

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## 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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