

Magnolia Creek Recreational Farm
0000 NS 3570 Rd
Seminole, OK 74868

\$100,000
25± Acres
Seminole County



Magnolia Creek Recreational Farm
Seminole, OK / Seminole County

SUMMARY

Address

0000 NS 3570 Rd

City, State Zip

Seminole, OK 74868

County

Seminole County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

35.2225 / -96.6542

Acreage

25

Price

\$100,000

Property Website

<https://arrowheadlandcompany.com/property/magnolia-creek-recreational-farm-seminole-oklahoma/108572/>



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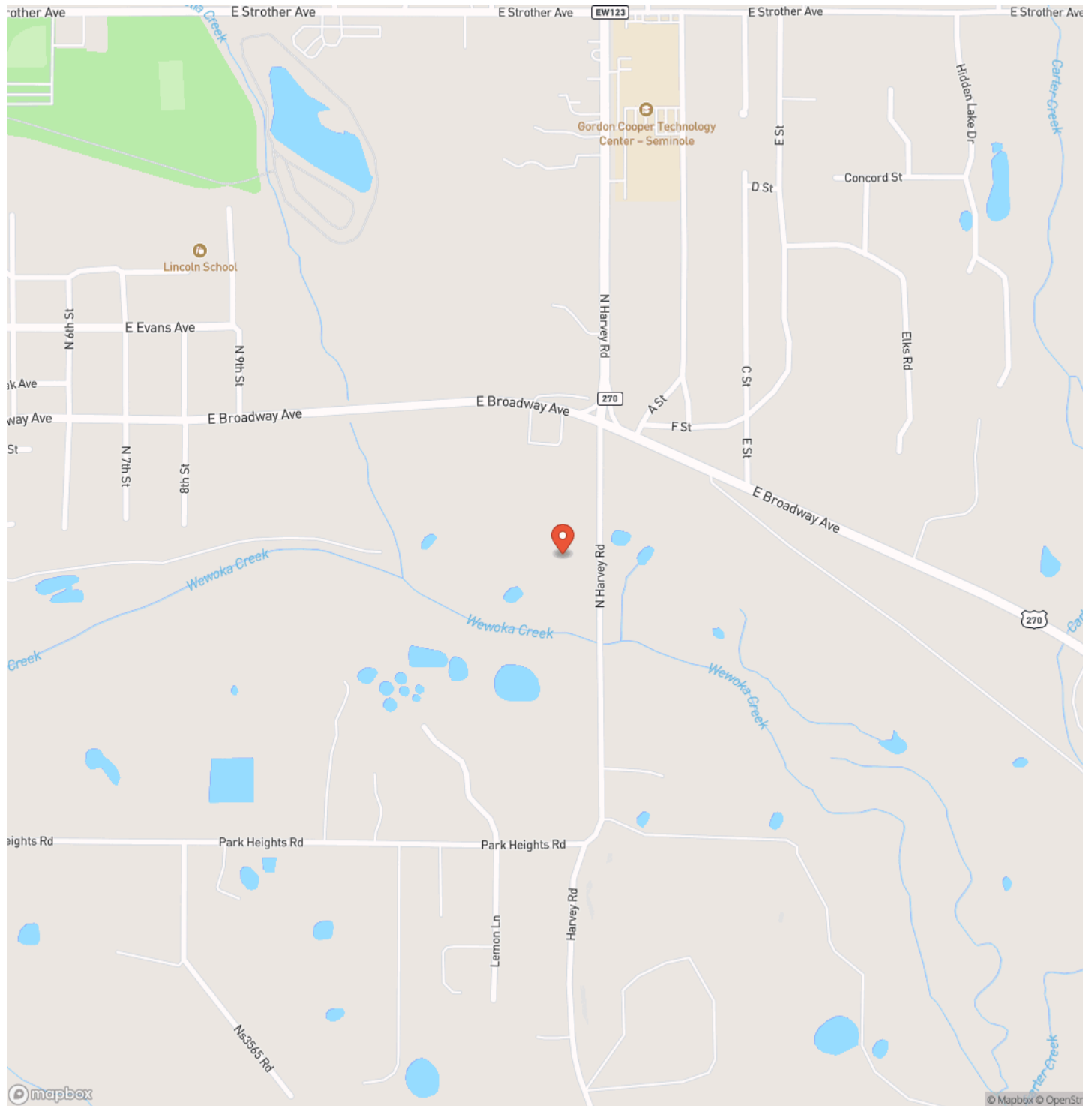
PROPERTY DESCRIPTION

Introducing the Magnolia Creek Recreational Farm, 25 +/- acres located in Seminole County, Oklahoma, sitting just inside the city limits of Seminole, Oklahoma! With direct paved road frontage just off Highway 270, you're minutes from every amenity the town has to offer; yet the moment you pass through that gated entrance, the outside world disappears behind a canopy of mature timber. The property is predominantly wooded, giving it a true back-country feel that's rare to find this close to town. A two-track road winds through the property, opening up the land and making it relatively simple to explore every acre on foot, by ATV, or on horseback. Whether you're envisioning a private homesite tucked into the trees, a weekend hunting retreat, or a long-term land investment, this property delivers. Water is one of this property's standout features! Magnolia Creek runs along the back side of the tract, providing a natural boundary and a living, breathing wildlife corridor that pulls deer, and small game through the property year-round. Two small ponds add additional water sources and quiet spots to sit and watch the woods come alive at dusk. For anyone with an eye toward building, this property is as turn-key-ready as raw land gets. Electric and water utilities are nearby providing the possibility of putting a cabin, barndominium, or permanent homesite well within reach without the cost and headache of bringing services in from a distance. The gated entrance off the paved road keeps things private and secure, while the Highway 270 proximity means you're never far from town when you need to make a trip in. Tracts this close to city services with this much character: creek frontage, mature timber, and established water; simply don't come available often. The property is located 18+/- miles from Holdenville, 20+/- miles from Shawnee and 33+/- from Ada. 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.

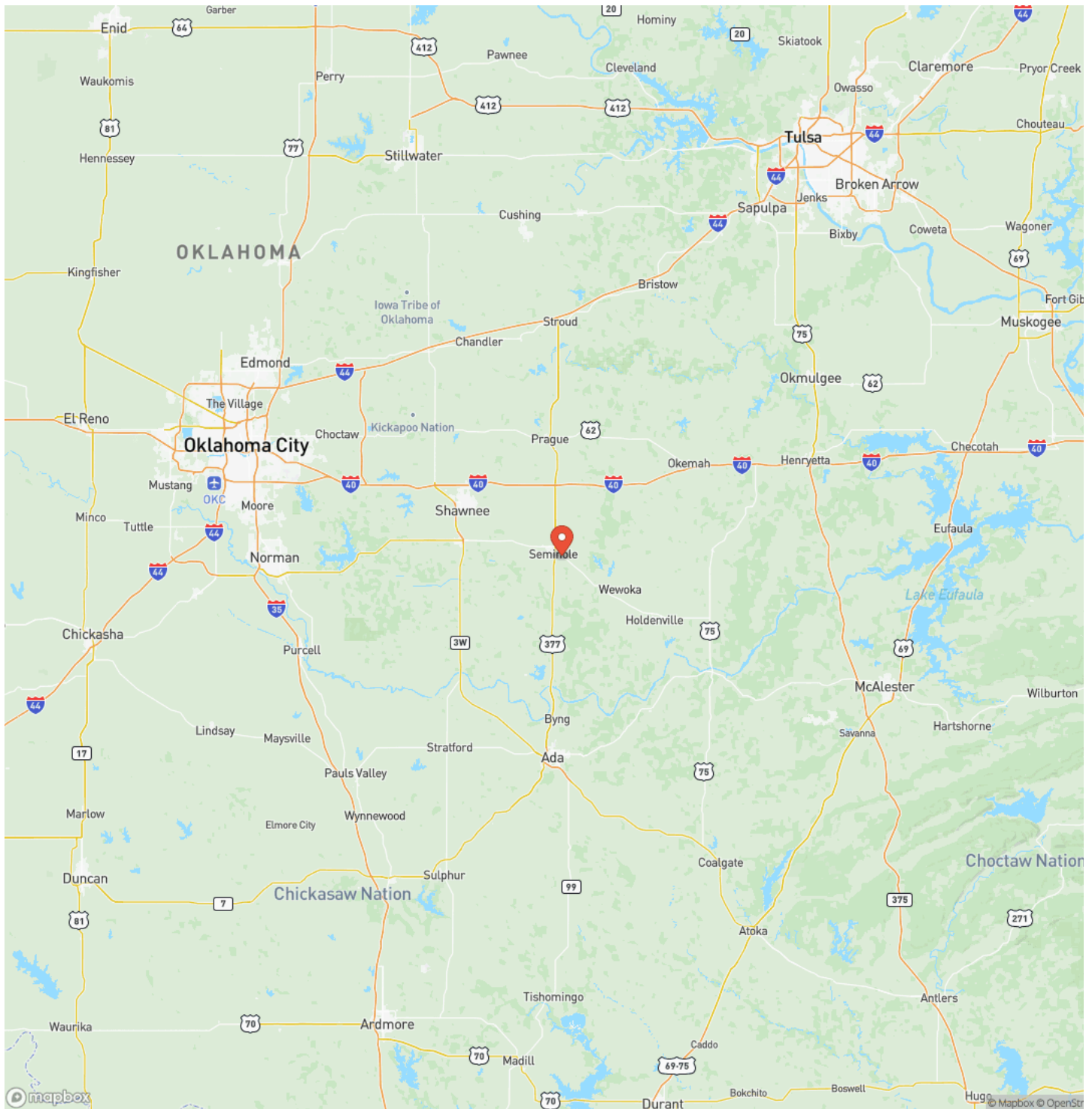
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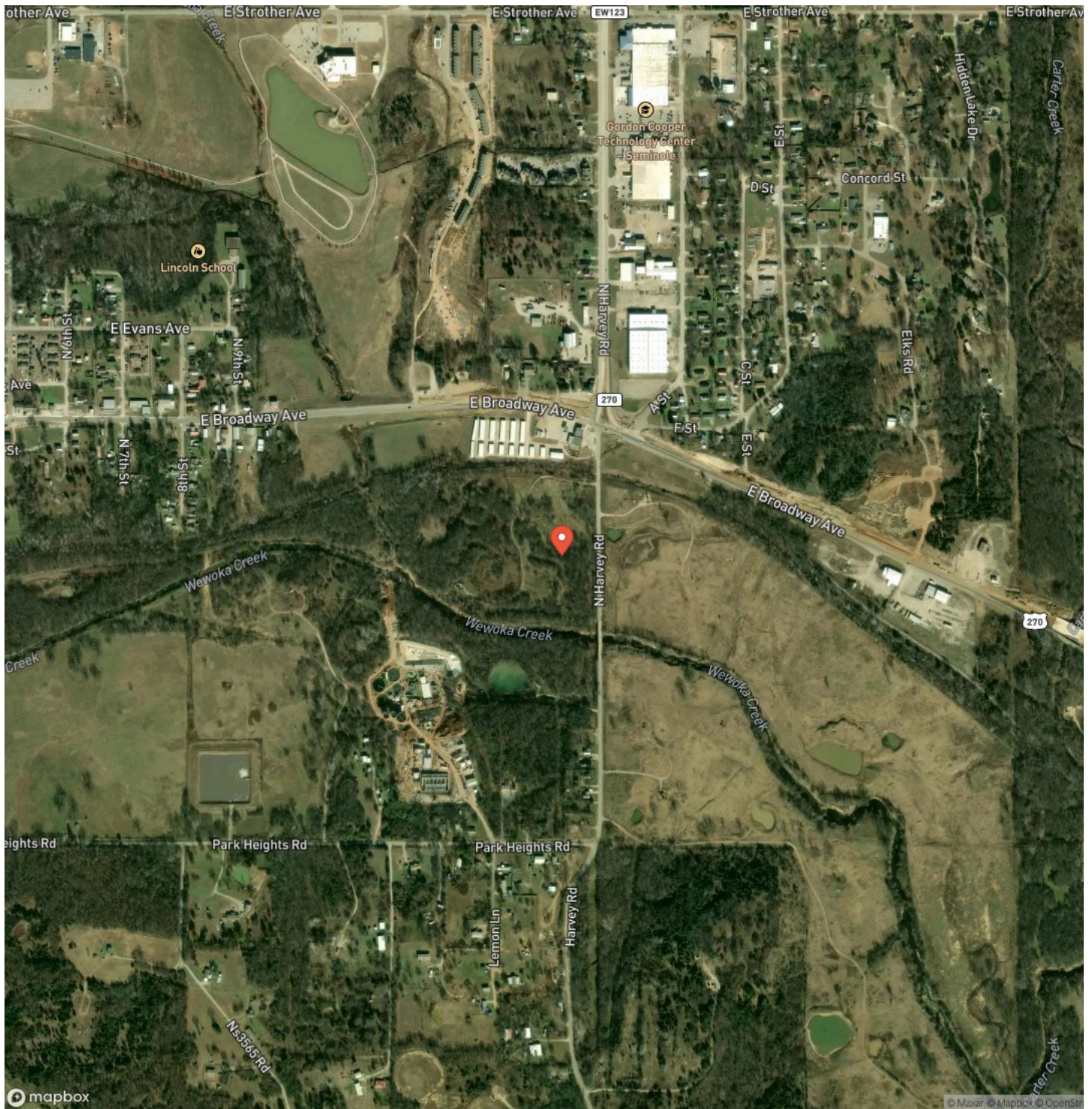
Locator Map



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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