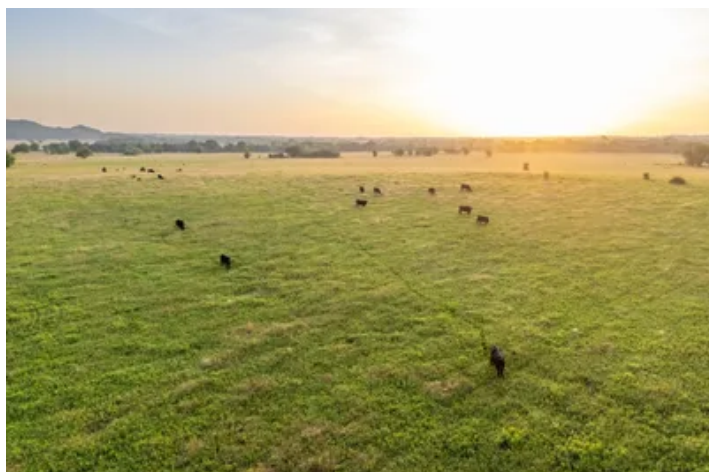


Oktaha Multi-Use Farm
South 34th St W
Oktaha, OK 74450

\$480,000
80± Acres
Muskogee County



Oktaha Multi-Use Farm
Oktaha, OK / Muskogee County

SUMMARY

Address

South 34th St W

City, State Zip

Oktaha, OK 74450

County

Muskogee County

Type

Farms, Undeveloped Land, Hunting Land, Recreational Land

Latitude / Longitude

35.65146 / -95.457891

Acreage

80

Price

\$480,000

Property Website

<https://arrowheadlandcompany.com/property/oktaha-multi-use-farm-muskogee-oklahoma/84422/>



Oktaha Multi-Use Farm
Oktaha, OK / Muskogee County

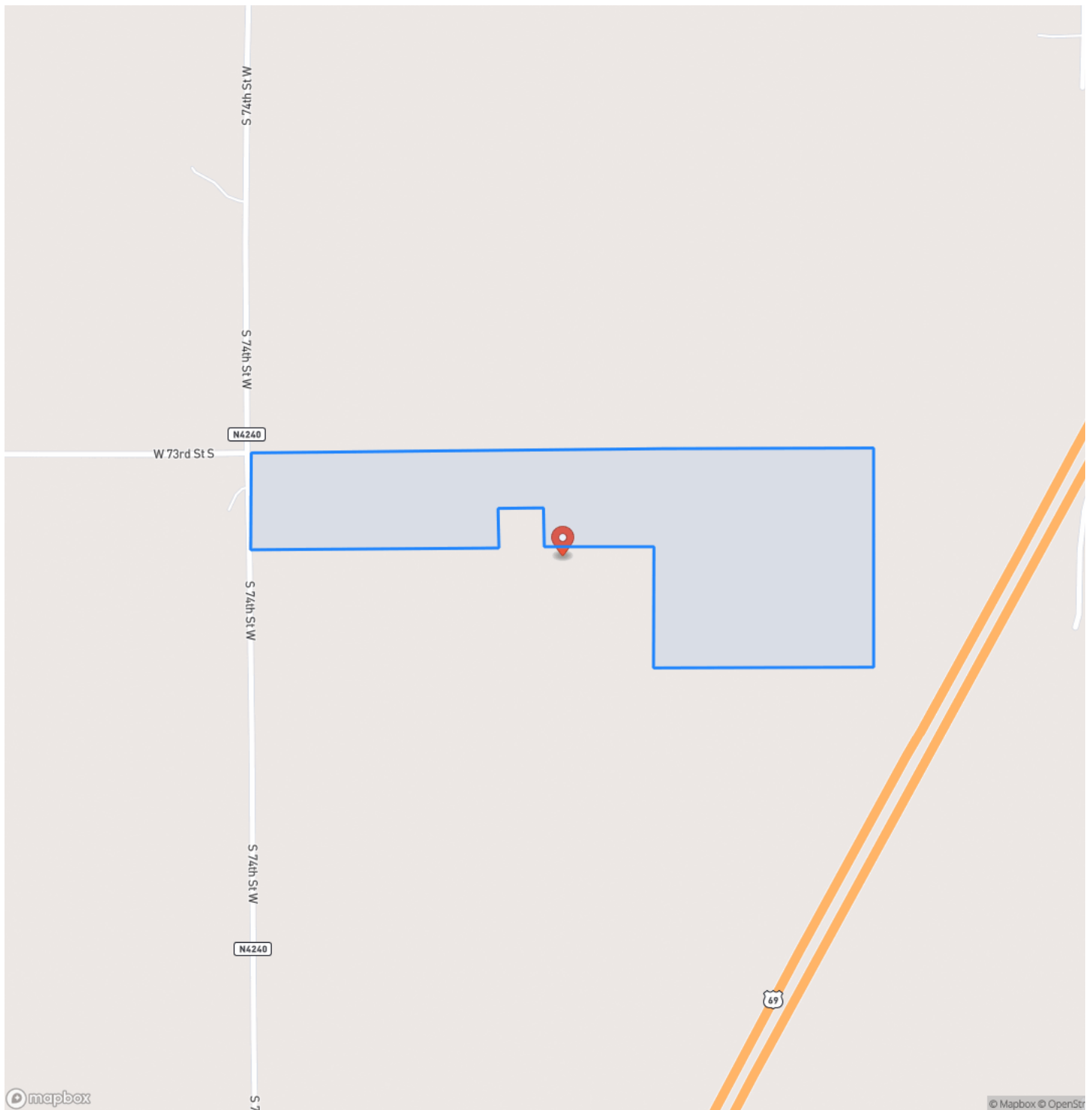
PROPERTY DESCRIPTION

If you are in the market for 80 +/- acres in Muskogee County, Oklahoma with a variety of potential uses, come check this one out before it's too late! This multi-use property is well-suited for cattle, recreation, hunting, or building your dream home. The farm features mostly open pasture with a few scattered timber patches that provide great wildlife cover and hunting opportunities. The property is located off a well-maintained county road, and installing a nice gate would provide easy and convenient access. Being only 20+/- minutes from Muskogee, and 45+/- minutes from Okmulgee and Tulsa, city amenities are not far. For those looking for more acreage, the seller is willing to entertain offers on the whole 115 +/- acres. Boundary lines are approximate. A survey is recommended and final acreage has the potential to change. 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).

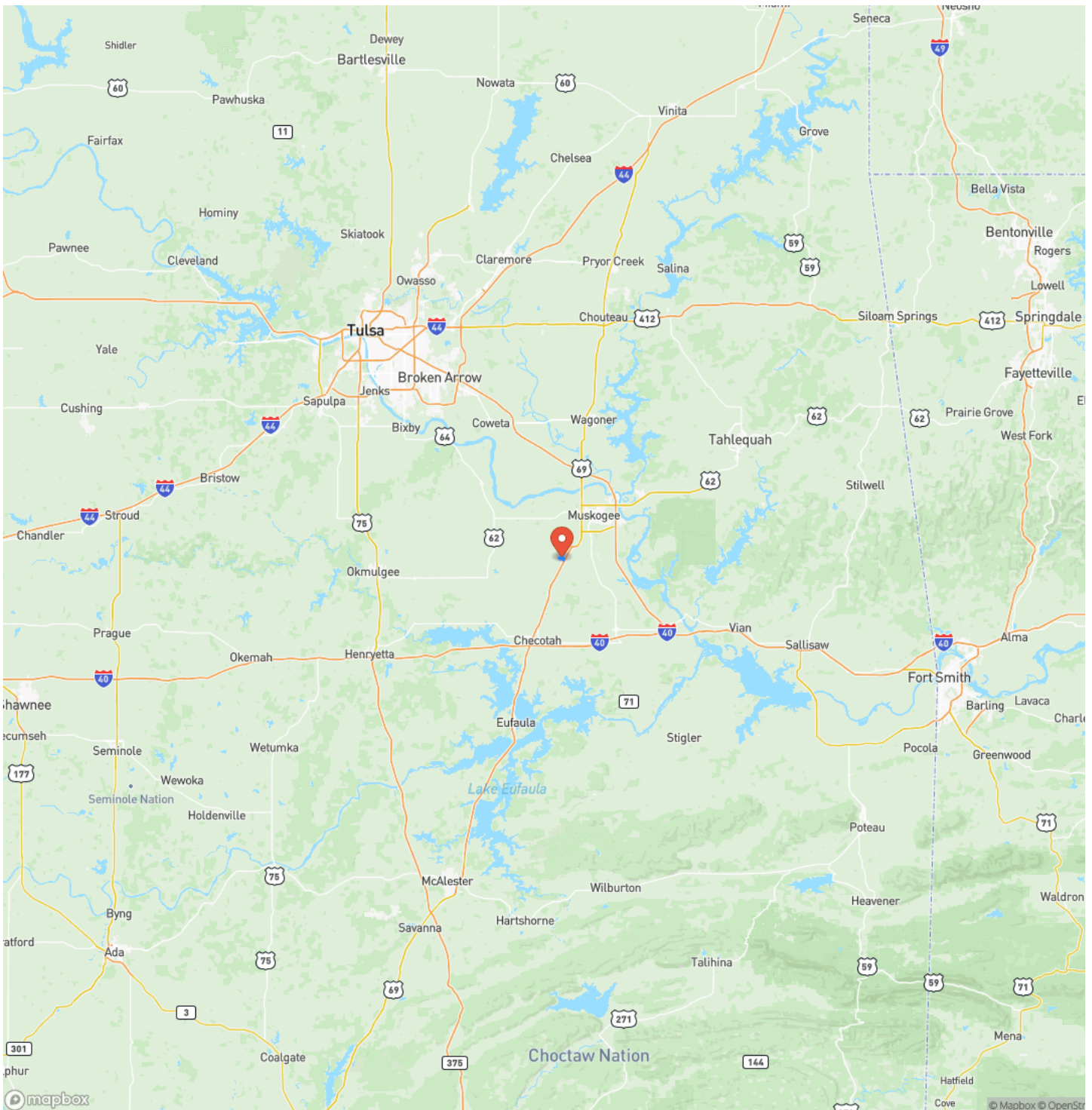
Oktaha Multi-Use Farm
Oktaha, OK / Muskogee County



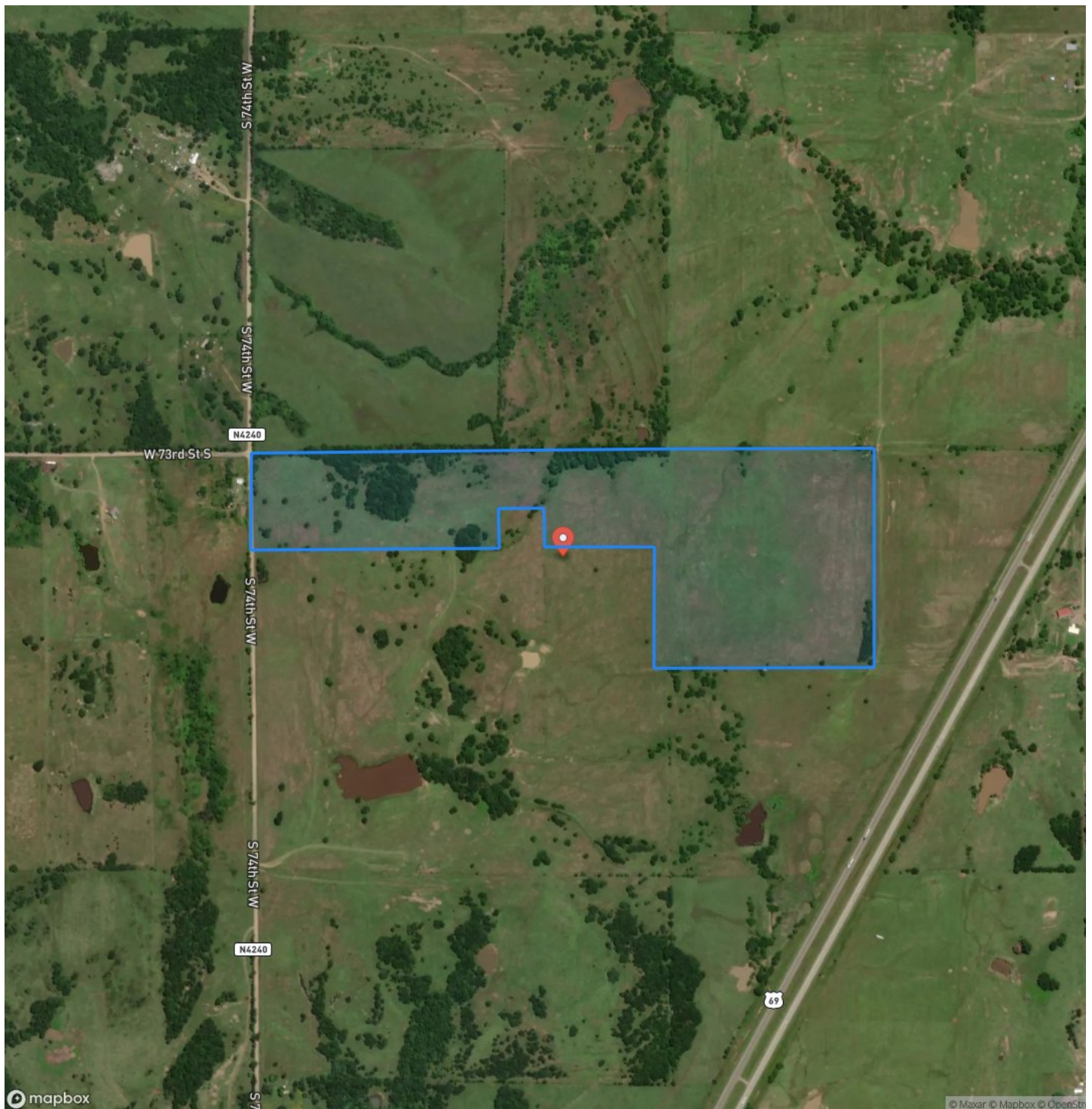
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Hunter Bellis

Mobile

(539) 238-7693

Email

hunter.bellis@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

[illegible]

[illegible]

www.arrowheadlandcompany.com

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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