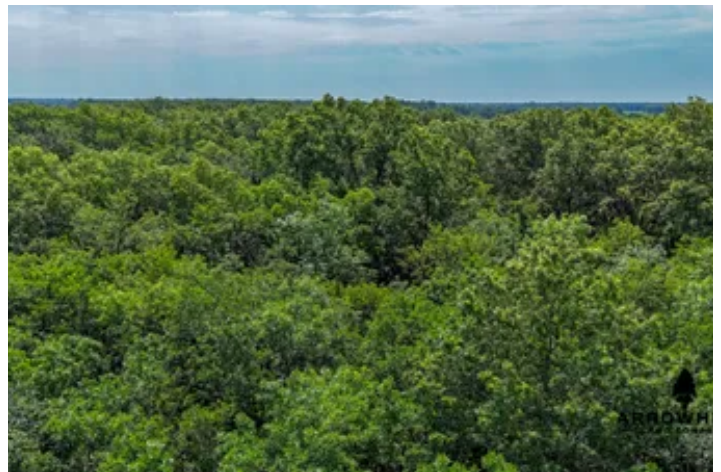


Great Hunting Near Tulsa
S 305TH EAST AVE
Broken Arrow, OK 74014

\$160,000
40± Acres
Wagoner County



Great Hunting Near Tulsa
Broken Arrow, OK / Wagoner County

SUMMARY

Address

S 305TH EAST AVE

City, State Zip

Broken Arrow, OK 74014

County

Wagoner County

Type

Hunting Land, Farms, Timberland, Recreational Land,
Undeveloped Land

Latitude / Longitude

36.1135 / -95.6344

Acreage

40

Price

\$160,000

Property Website

<https://arrowheadlandcompany.com/property/great-hunting-near-tulsa-wagoner-oklahoma/57069/>



Great Hunting Near Tulsa

Broken Arrow, OK / Wagoner County

PROPERTY DESCRIPTION

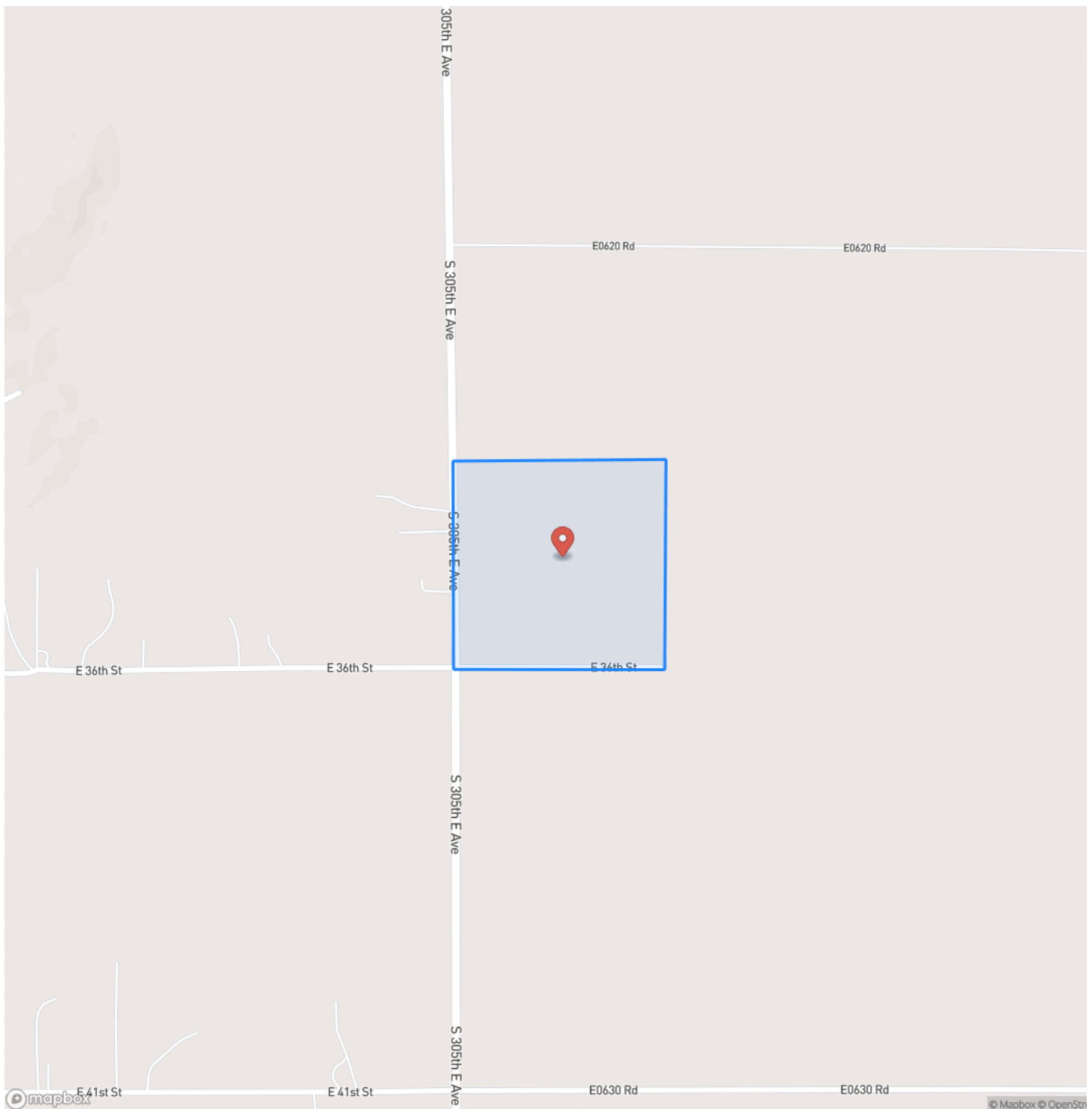
If you are looking for a property with great hunting close to Tulsa, don't miss your chance to see this Wagoner County recreational farm before it's too late! This property offers you the unique opportunity to enjoy your deer season without having to travel a long distance. It is the perfect recreational tract for busy people who do not have time to drive hours to enjoy their land. The blend of mature timber, thick bedding areas, and natural forage provides a hunter with everything they could ask for. Additionally, the property borders tillable farmland planted with beans and other great food sources for deer. With rural water and electricity available, you could even build a nice hunting cabin with great road access for overnight stays. This amazing recreational farm is located just 25+/- minutes from Broken Arrow, 40+/- minutes from Muskogee, and 30+/- minutes from Tulsa! All showings are by appointment only. If you would like more information or want to schedule a private viewing, please contact Josh Claybrook at [\(918\) 607-1006](tel:9186071006).



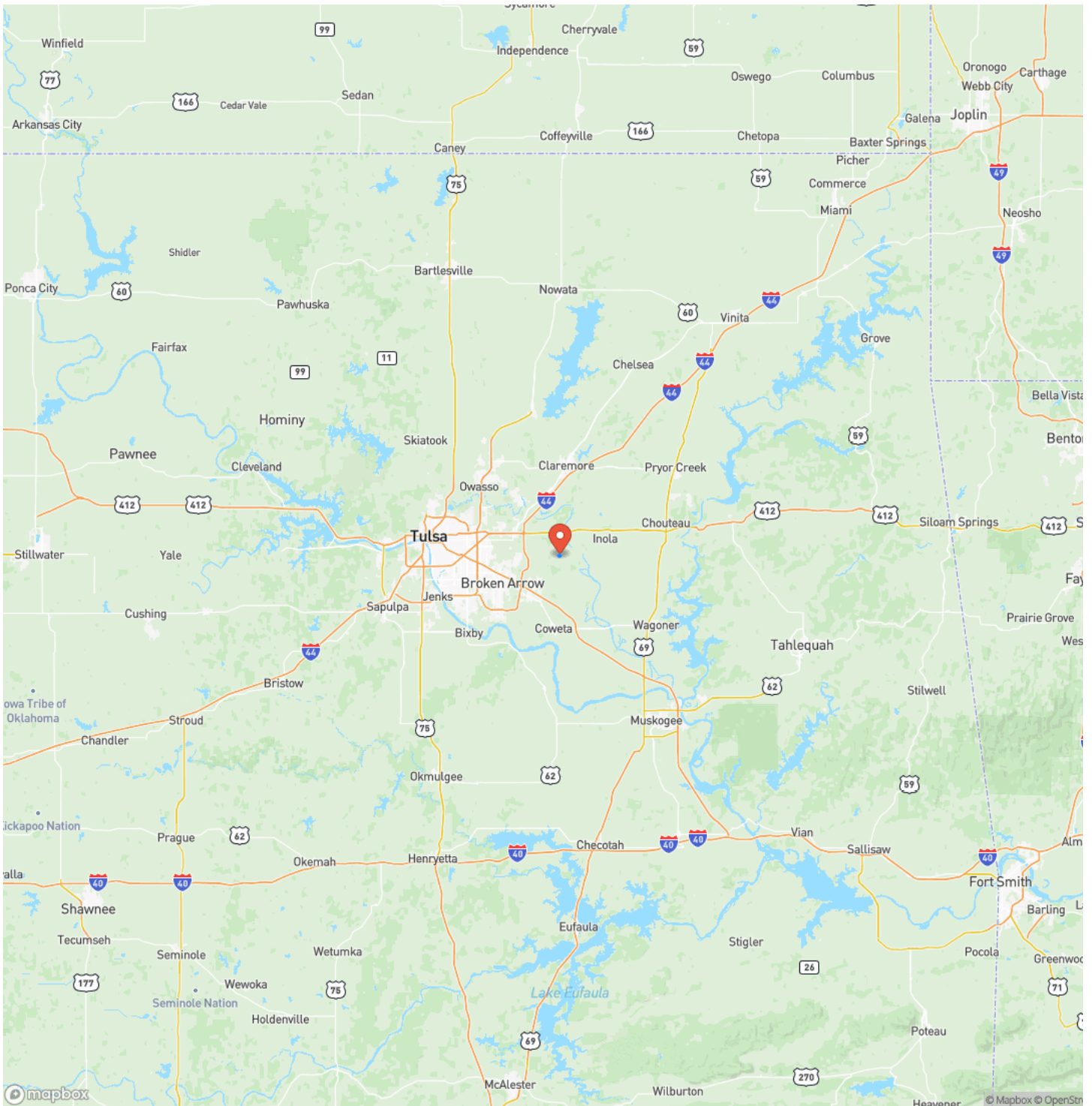
Great Hunting Near Tulsa
Broken Arrow, OK / Wagoner County



Locator Map



Locator Map



Satellite Map



Great Hunting Near Tulsa Broken Arrow, OK / Wagoner County

LISTING REPRESENTATIVE

For more information contact:



Representative

Josh Claybrook

Mobile

(918) 607-1006

Email

josh.claybrook@arrowheadlandcompany.com

Address

City / State / Zip

Sapulpa, OK 74066

NOTES

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MORE INFO ONLINE:

www.arrowheadlandcompany.com

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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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