

**Cottonwood Getaway**  
36968 West 53rd Street  
Mannford, OK 74044

**\$127,000**  
0.330± Acres  
Creek County



**Cottonwood Getaway**  
**Mannford, OK / Creek County**

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**SUMMARY**

**Address**

36968 West 53rd Street

**City, State Zip**

Mannford, OK 74044

**County**

Creek County

**Type**

Recreational Land, Residential Property, Single Family

**Latitude / Longitude**

36.087039 / -96.405649

**Dwelling Square Feet**

1140

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

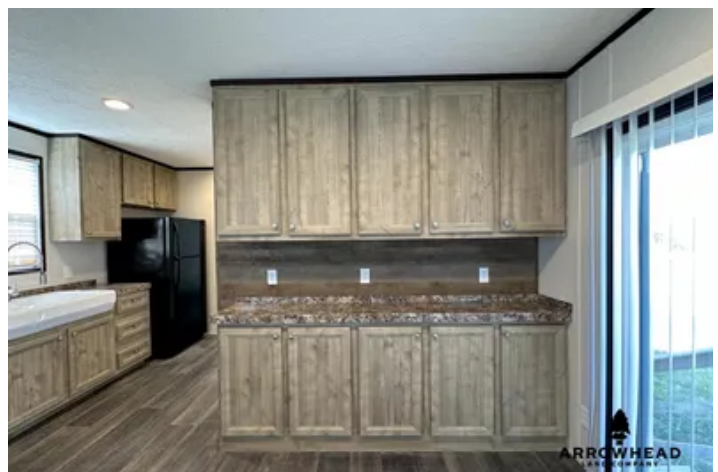
0.330

**Price**

\$127,000

**Property Website**

<https://arrowheadlandcompany.com/property/cottonwood-getaway-creek-oklahoma/39369/>



**PROPERTY DESCRIPTION**

PRICE REDUCED! Situated on 1/3 of an acre, this stunning property boasts a newly constructed 3 bedroom and 2 bathroom home that is ideal for families or anyone who enjoys spacious living.

The home features a modern open living room and kitchen space that is perfect for entertaining family and friends. Whether you're hosting a dinner party or having a family game night, this space is sure to impress. The kitchen is outfitted with top-of-the-line appliances, including a farmhouse sink, stove, and dishwasher, as well as beautiful duracraft shaker style cabinets.

But that's not all - this home also features Low E windows, a craftsman front door, sliding glass rear door, Carrier heat and A/C system, 8' ceilings, LED lights, and much more. With all of these high-end features, you can be sure that this home will be both comfortable and energy-efficient.

The location is unbeatable - just minutes to downtown Mannford and only 10 minutes to Keystone Lake, offering the best of both worlds. Escape the hustle and bustle of the city and experience the tranquility of rural living.

Homes like this don't stay on the market for long, so call Josh Claybrook at [918-607-1006](tel:918-607-1006) today to schedule your private showing. Don't miss out on the opportunity to make this energy-efficient, move-in ready home your own!

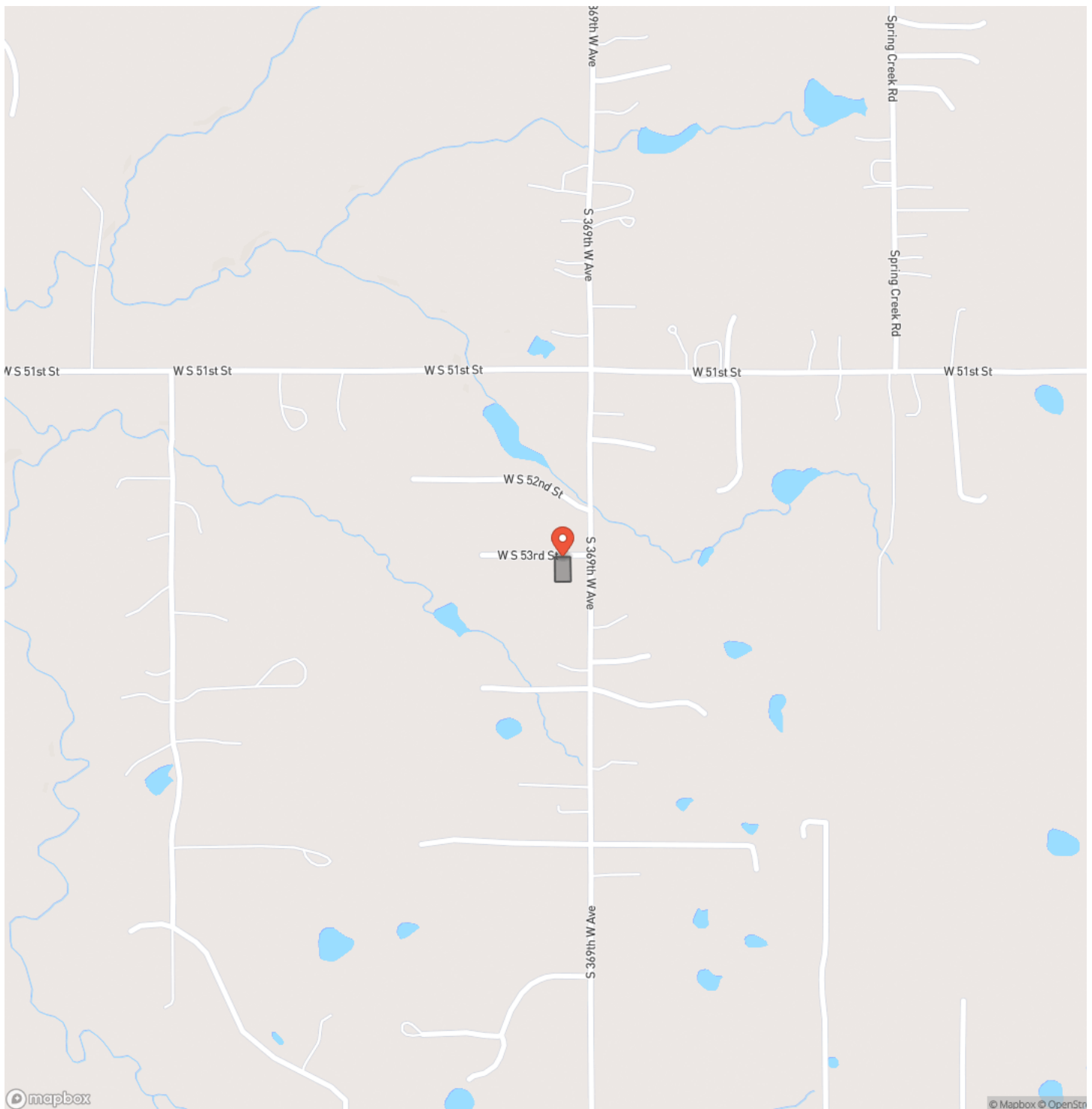




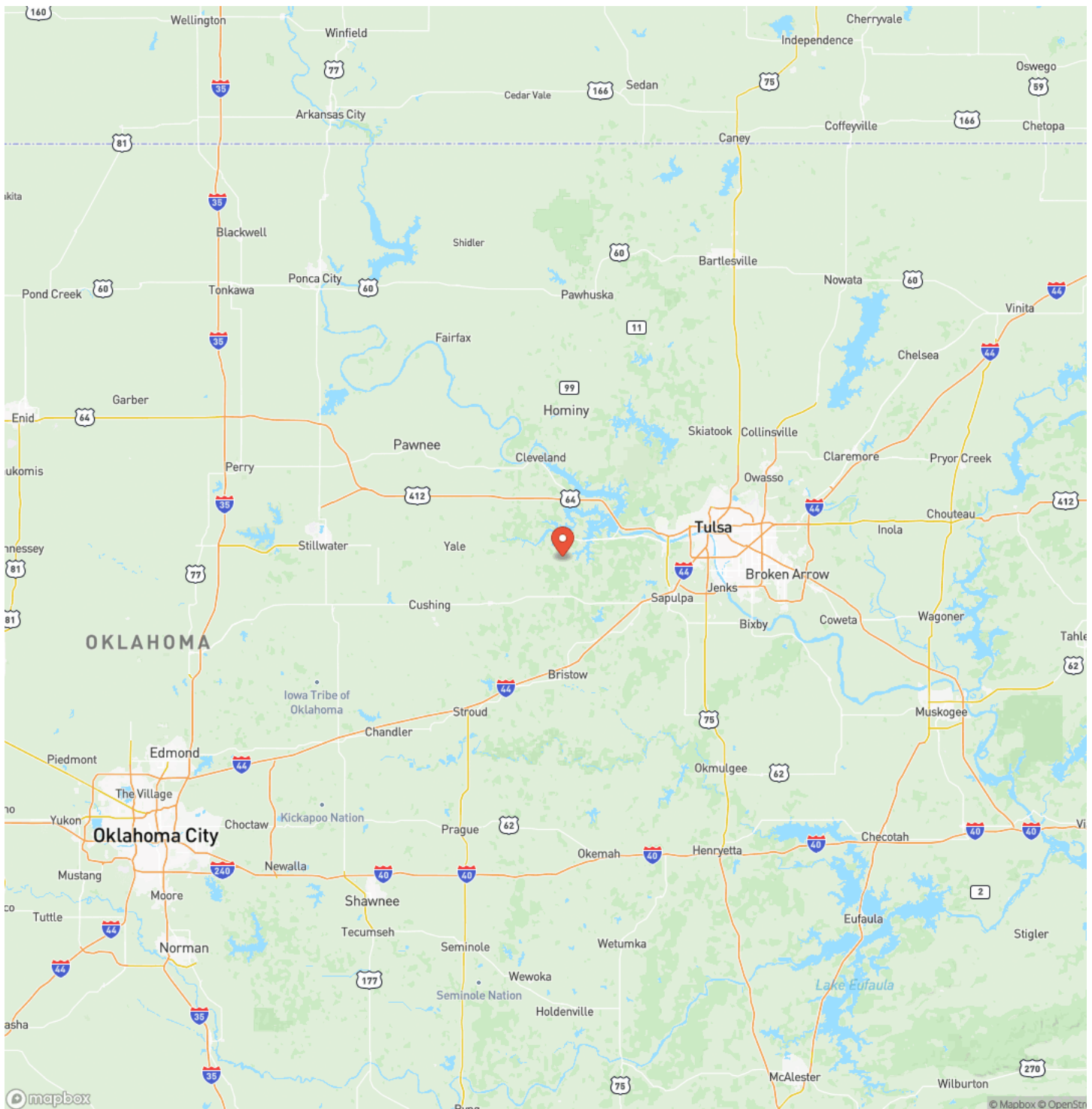
Cottonwood Getaway  
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## Locator Map



## Locator Map





## Satellite Map



**Cottonwood Getaway**  
**Mannford, OK / Creek 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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## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



## **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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**Arrowhead Land Company**  
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Sapulpa, OK 74066  
(405) 415-5977  
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