

Hunters Trail Farm
E 1380 Rd
Asher, OK 74826

\$135,000
40± Acres
Pottawatomie County



Hunters Trail Farm
Asher, OK / Pottawatomie County

SUMMARY

Address

E 1380 Rd

City, State Zip

Asher, OK 74826

County

Pottawatomie County

Type

Undeveloped Land, Hunting Land, Ranches, Recreational Land, Timberland

Latitude / Longitude

35.012672 / -96.850794

Acreage

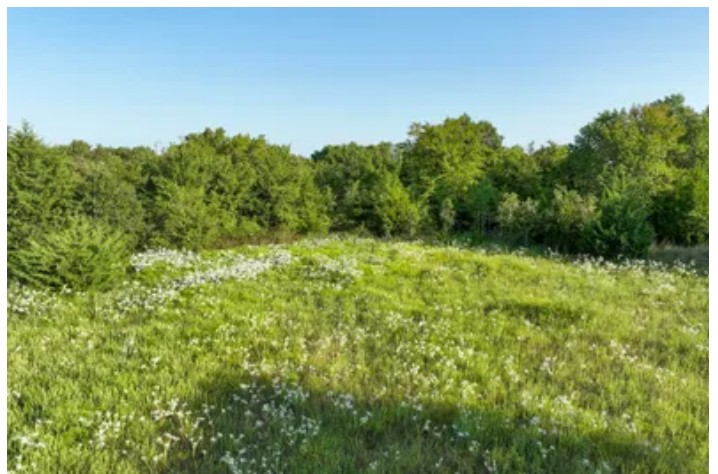
40

Price

\$135,000

Property Website

<https://arrowheadlandcompany.com/property/hunters-trail-farm-pottawatomie-oklahoma/89530/>

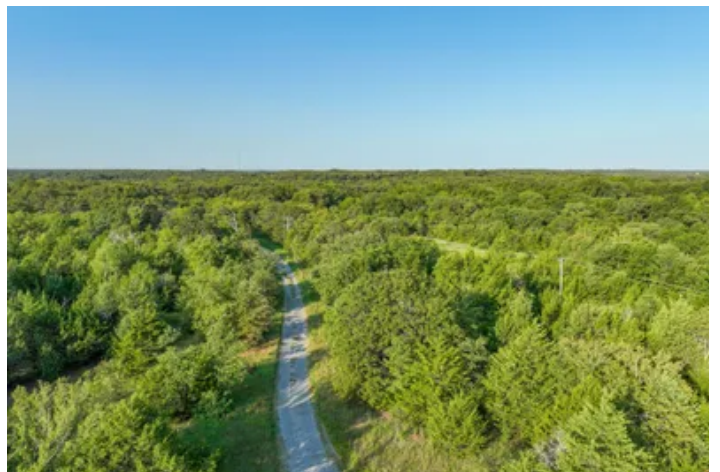


PROPERTY DESCRIPTION

This 40 +/- acre property is a hunter's dream, offering habitat and improvements ready for immediate use! Located in Pottawatomie County, Oklahoma, this property provides electricity along with a north and south gate further enhancing the opportunities that this farm offers. The farm is loaded with wildlife, ranging from whitetail deer, hogs, and small game. A small pond and a wet-weather creek provide reliable water sources, while a blend of cedar, acorn, pecan, and persimmon trees create excellent wildlife bedding and natural food for game all year around. Two areas are already cleared and ready for food plots, making it easy to enhance the property's draw for wildlife and your success this fall! Trails cut throughout, connecting the pond, food plots, and road frontage for smooth access in and out of the woods. Whether you're looking for a weekend hunting getaway or a recreational retreat with long-term potential, this tract offers everything you may need! The property is located 25+/- miles from Ada, 28+/- miles from Shawnee and only 47+/- miles from Norman! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Will Bellis at [\(918\) 978-9311](tel:9189789311).

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.

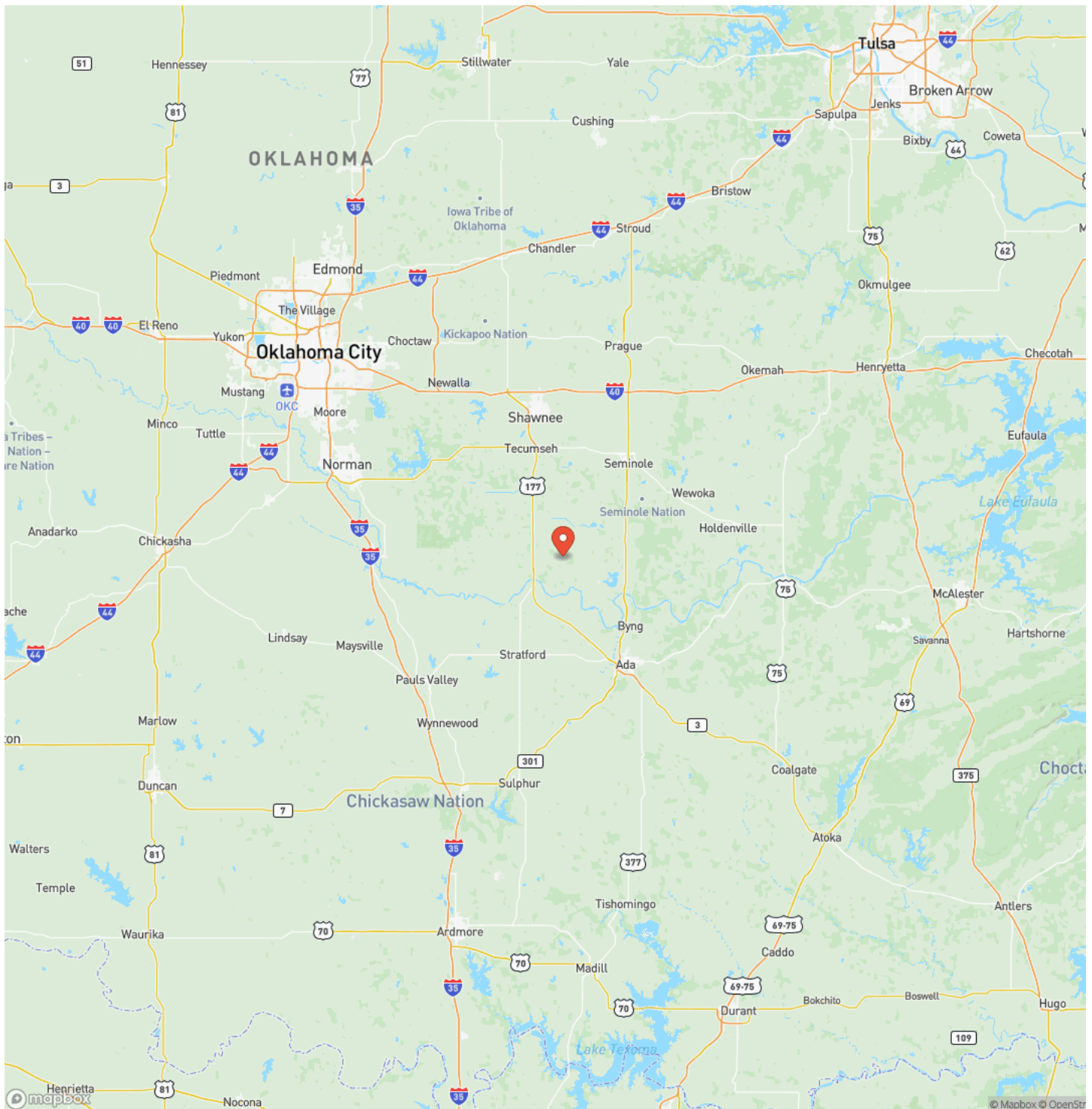
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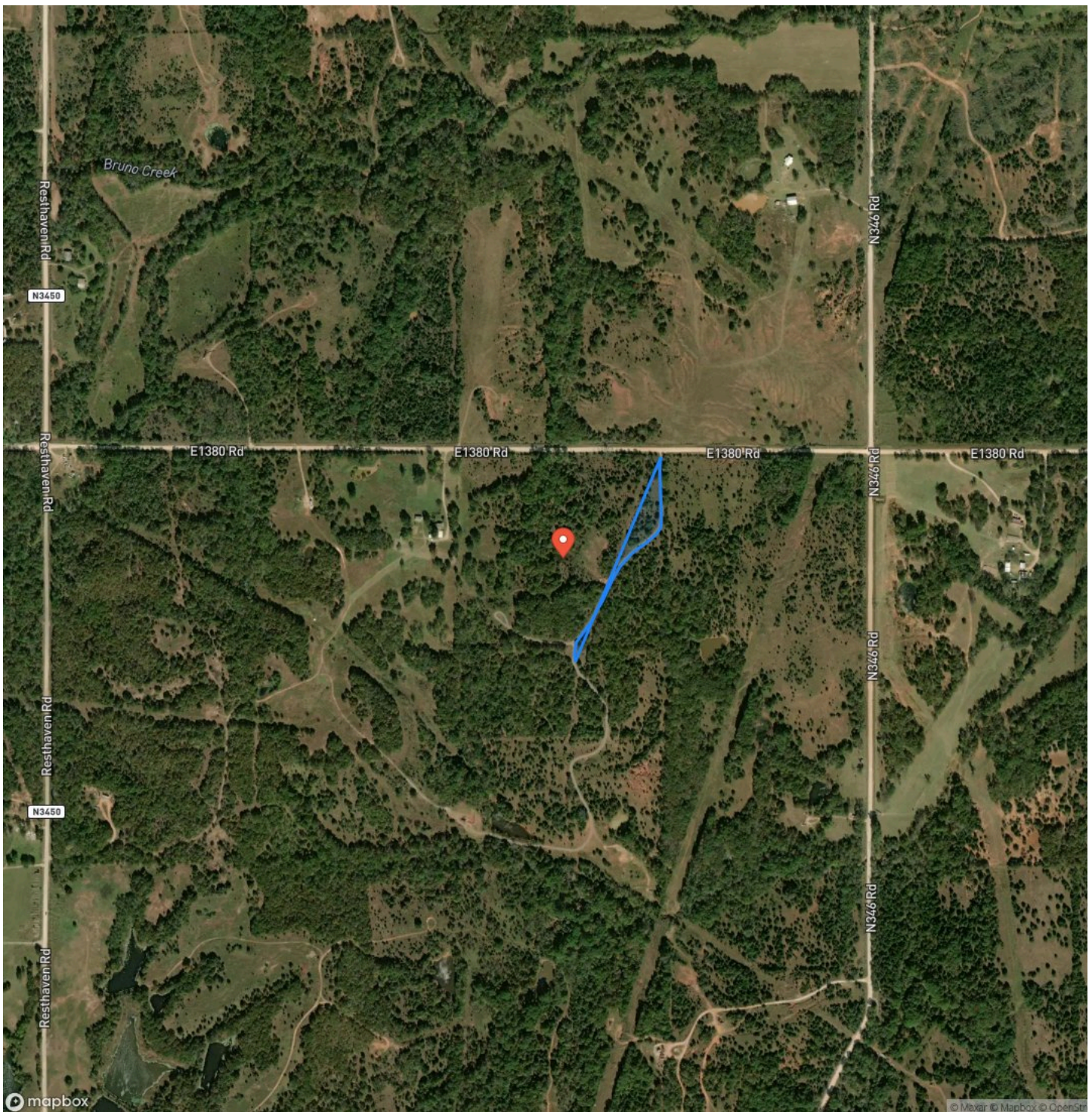
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Will Bellis

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Address

City / State / Zip

NOTES

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www.arrowheadlandcompany.com

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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