Secluded Hunting Tract Boley, OK 74829 \$120,000 40± Acres Okfuskee County









Secluded Hunting Tract Boley, OK / Okfuskee County

SUMMARY

City, State Zip

Boley, OK 74829

County

Okfuskee County

Туре

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

35.5322 / -96.4444

Acreage

40

Price

\$120,000

Property Website

https://arrowheadlandcompany.com/property/secluded-hunting-tract-okfuskee-oklahoma/37205/









Secluded Hunting Tract Boley, OK / Okfuskee County

PROPERTY DESCRIPTION

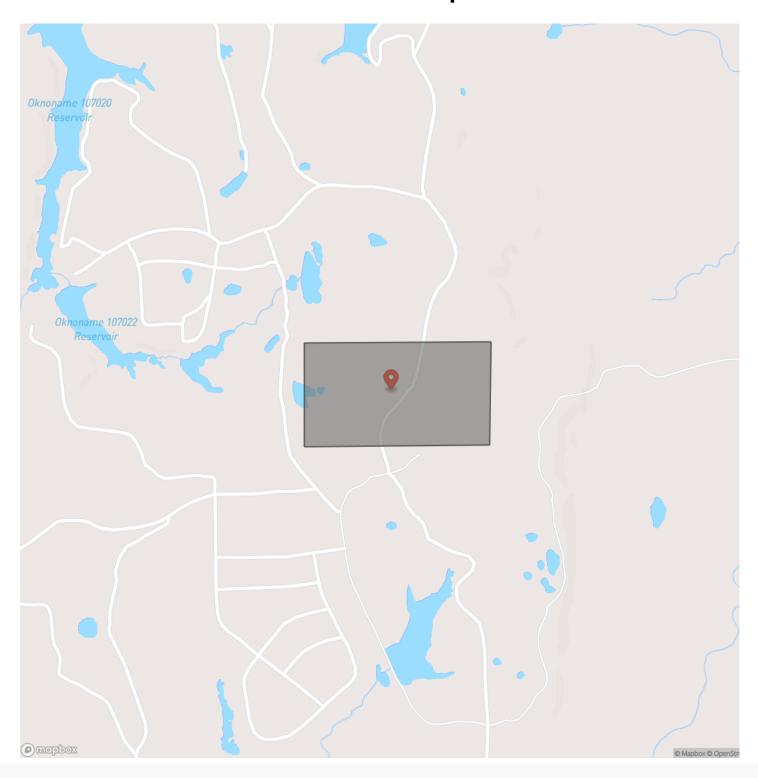
Located down a secluded dirt road, this hunting farm has a lot to offer. This 40 acres is covered with scattered hardwood timber and mai small pockets of grass that would be a great location for a food plot or a feeder. There is an open spot that is already set up to attract whitetails and other game. Coming from every direction, there are deer trails winding throughout the entire property. This farm also features a great trail system that allows you to move throughout the land as efficiently as possible. There is a very small pond that works great as a water source for the wildlife. On the south portion of the property, there is a concrete slab in place in case you would want any kind of structure built on the property. If one is interested in putting a remote hunting cabin on the property, there is electricity towards northwest corner of the property. While you are very remote, you still are not far from any town in case you are in need of any amenities not everyday you come by a property that truly allows you to get away to enjoy the outdoors while feeling like nobody else is around. If y would like more information or would like to schedule a private viewing please contact Will Bellis at (918) 978-9311.





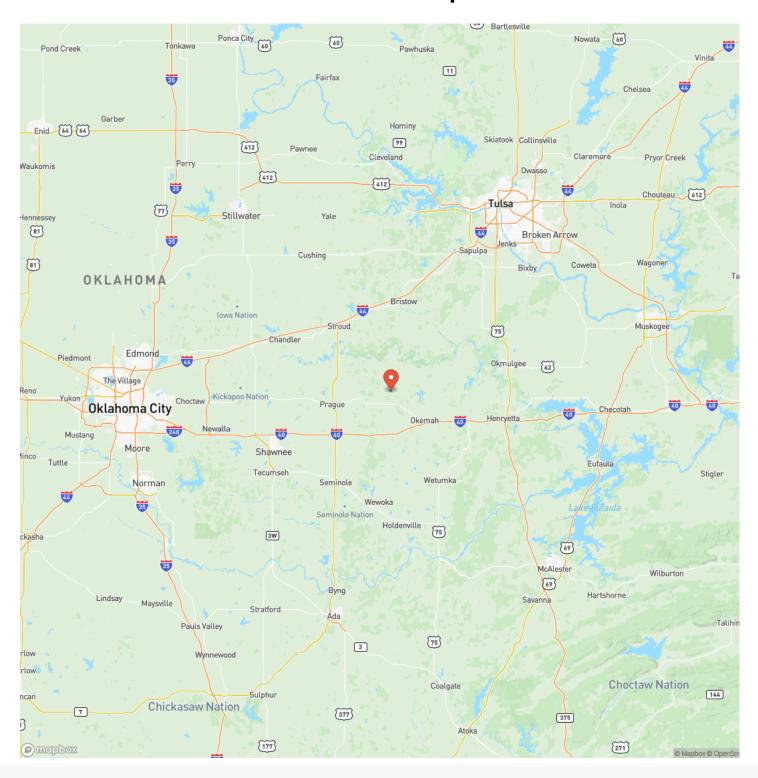


Locator Map



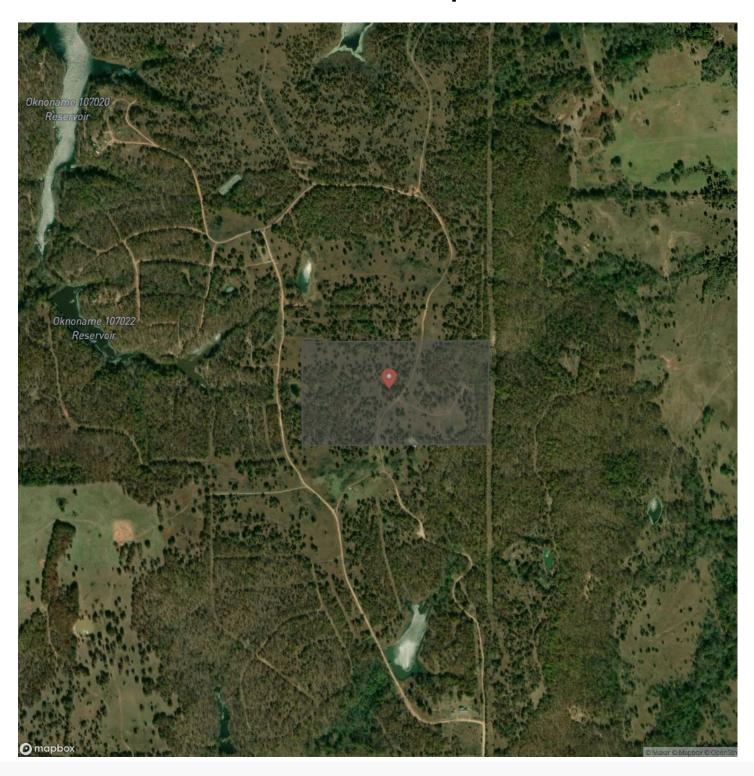


Locator Map





Satellite Map





Secluded Hunting Tract Boley, OK / Okfuskee County

LISTING REPRESENTATIVE For more information contact:



Representative

Will Bellis

Mobile

(918) 978-9311

Office

(580) 319-2202

Email

will.bellis@arrowheadlandcompany.com

Address

City / State / Zip Kellyville, OK 74039

NOTES			



NOTES	



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, 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 acc 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 at backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and selle agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the lega description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relations 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 exis 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 license surveyor at their own expense.



Arrowhead Land Company 205 E Dewey Ave Sapulpa, OK 74066 (405) 415-5977 www.arrowheadlandcompany.com

