

**Mallard Marsh**  
0000 Stroud  
Stroud, OK 74079

**\$525,000**  
118± Acres  
Lincoln County



**Mallard Marsh**  
**Stroud, OK / Lincoln County**

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**SUMMARY**

**Address**

0000 Stroud

**City, State Zip**

Stroud, OK 74079

**County**

Lincoln County

**Type**

Hunting Land, Undeveloped Land, Recreational Land

**Latitude / Longitude**

35.6949 / -96.6569

**Acreage**

118

**Price**

\$525,000

**Property Website**

<https://arrowheadlandcompany.com/property/mallard-marsh-lincoln-oklahoma/54853/>





## **Mallard Marsh**

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#### **PROPERTY DESCRIPTION**

Welcome to Mallard Marsh! Featuring this stunning 118+/- acre duck hunting paradise in Lincoln County, Oklahoma. This farm has some of the best duck hunting in Lincoln County! 40+/- acres of water are provided on this property that offers multiple areas for ducks to thrive. There are 3 stationary blinds that are shaded for those sunny mornings in the duck woods. Given the size of the blinds, they provide plenty of room for multiple people to enjoy the hunt all while staying comfortable. The marsh gives the option to pump water into it from its oxbow. There are valves on the marsh already as well as natural food for waterfowl. This property offers a full trail system throughout the whole farm allowing you to navigate with ease whether that is on a UTV or on foot. Given the history of this wetland, it is known to attract lots of mallards specifically. What's also so intriguing about this property is the deer hunting; multiple 150+/- inch bucks have been harvested on the property, with the biggest scoring 158 6/8+/- inches. There is a lush food plot located in the northeast corner that attracts all types of wildlife. This property also has turkeys, which provide you with the opportunity to experience some exhilarating hunting in the spring. This farm truly has it all ranging from phenomenal waterfowl hunting to amazing deer hunting! Located just 5+/- mins from Stroud, 15+/- mins from Prague, 50+/- mins to Tulsa, and 55+/- mins from Oklahoma City. All showings are by appointment only. For more information or to schedule a private viewing please contact Steele Schwonke at [\(918\) 424-6065](tel:9184246065) or Owen Bellis at [\(918\) 367-7050](tel:9183677050).



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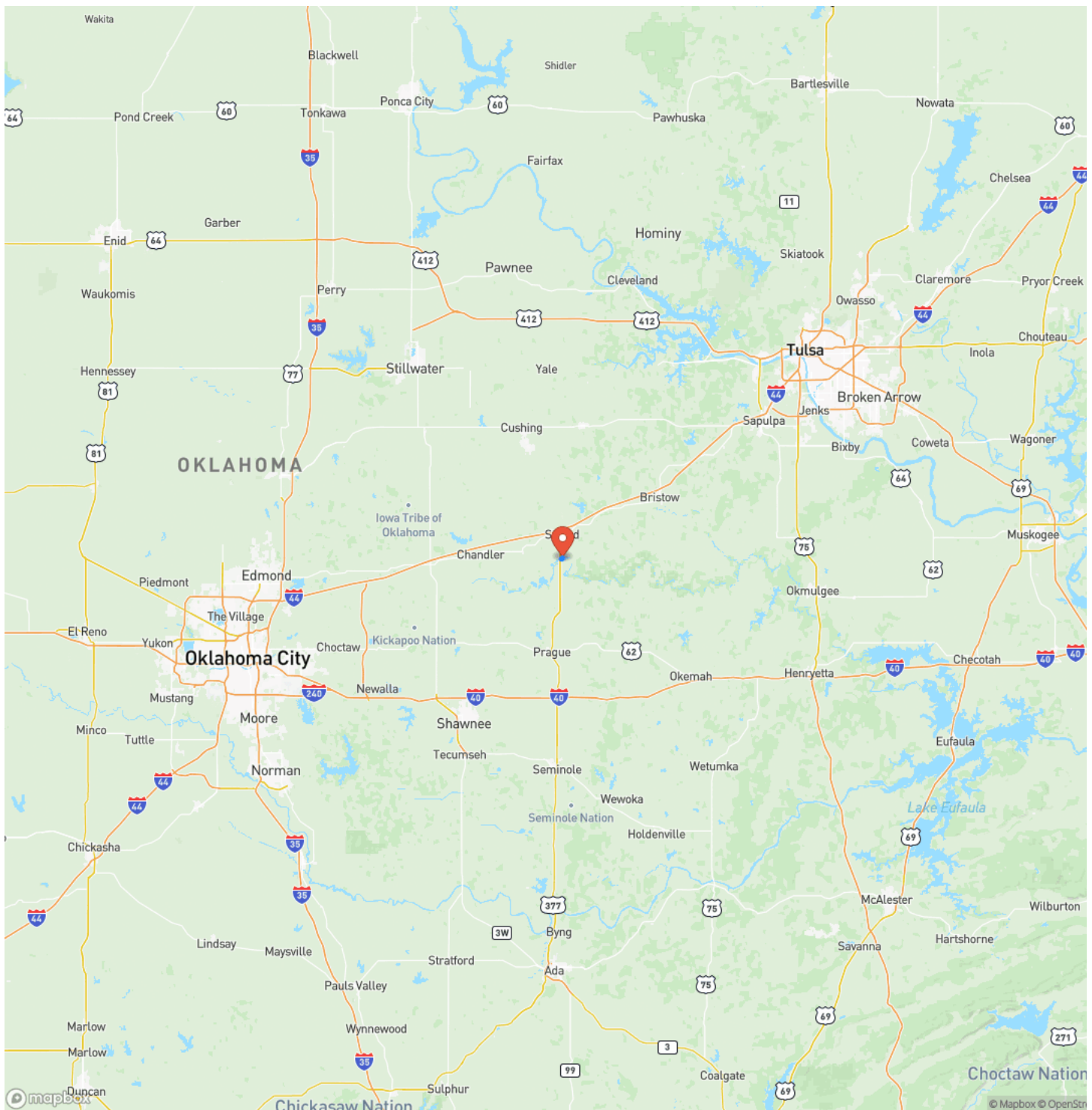


## Locator Map





## Locator Map





## Satellite Map



**Mallard Marsh**  
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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Steele Schwonke

## Mobile

(918) 424-6065

## Email

steele.schwonke@arrowheadlandcompany.com

**Address**

## City / State / Zip

Depew, OK 74028

## NOTES

[illegible]

**MORE INFO ONLINE:**

**[www.arrowheadlandcompany.com](http://www.arrowheadlandcompany.com)**



## 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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