

Two Ponds and Building Potential
Ew136 Rd
Holdenville, OK 74848

\$95,000
20± Acres
Hughes County



Two Ponds and Building Potential
Holdenville, OK / Hughes County

SUMMARY

Address

Ew136 Rd

City, State Zip

Holdenville, OK 74848

County

Hughes County

Type

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

35.045383 / -96.250884

Acreage

20

Price

\$95,000

Property Website

<https://arrowheadlandcompany.com/property/two-ponds-and-building-potential-hughes-oklahoma/31916/>

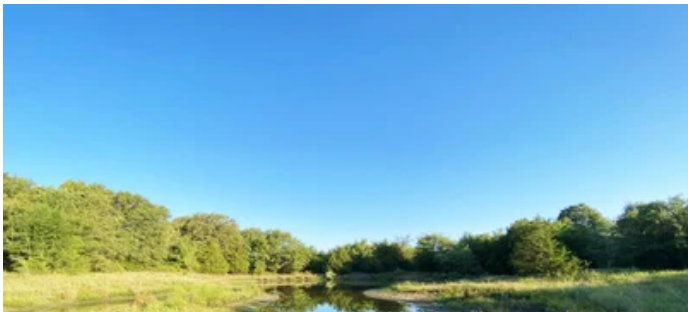
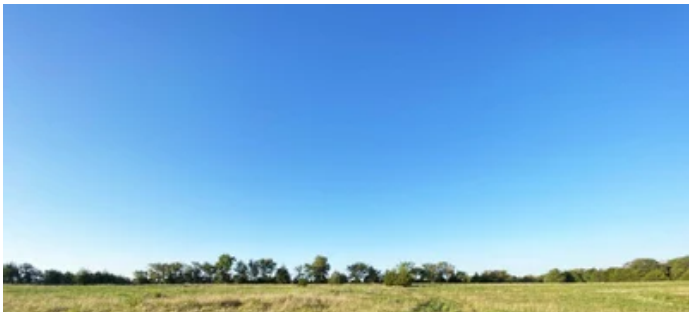
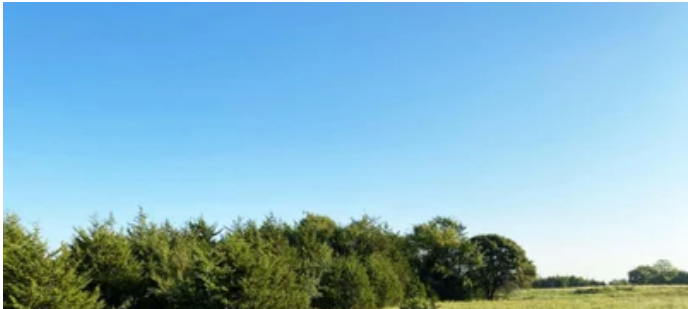


PROPERTY DESCRIPTION

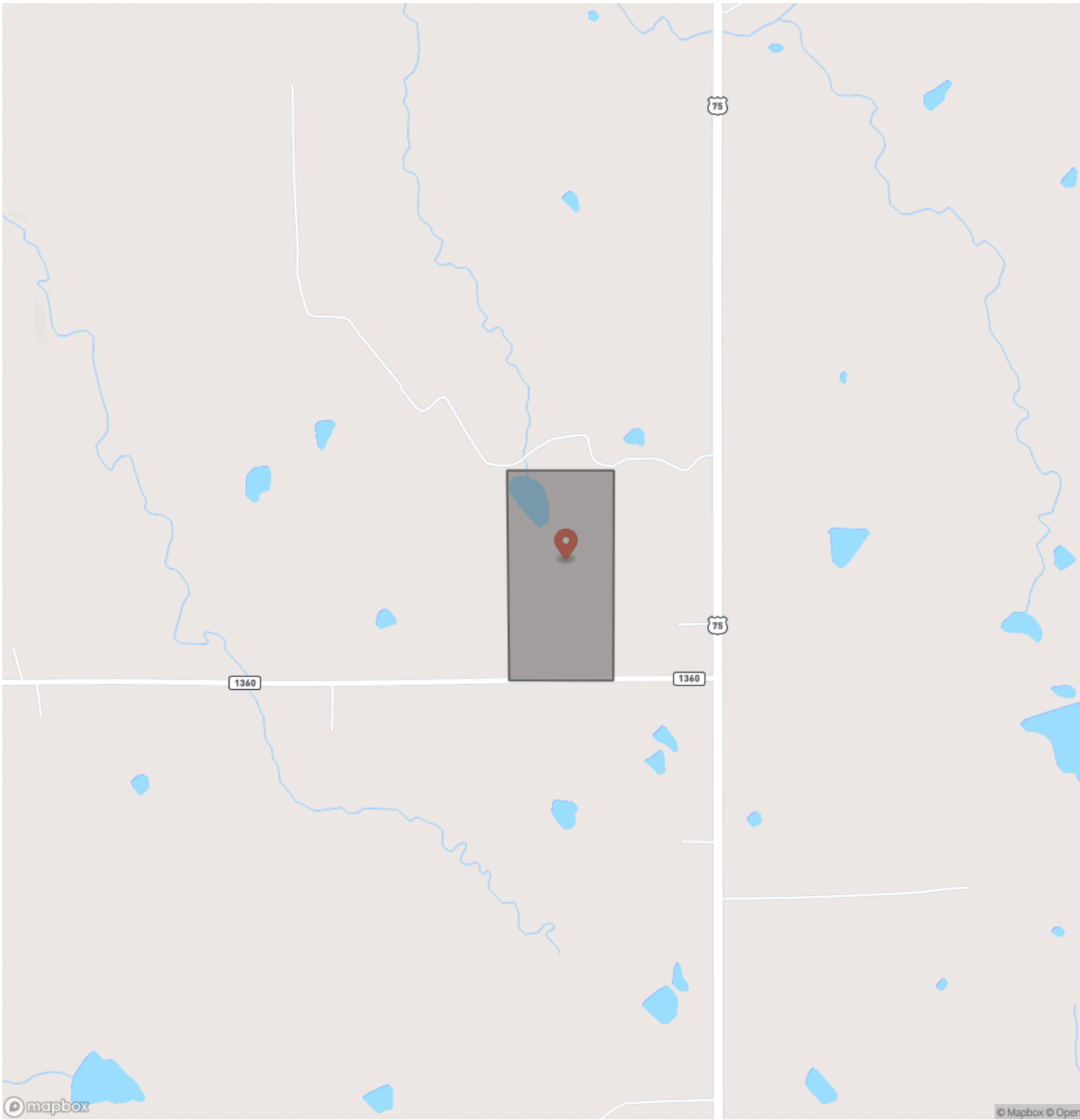
If you are looking for some open pasture ground that brings recreational opportunities, this Hughes County property is not one to overlook. There are two small ponds that are on the property that act as a great water source for wildlife and livestock. Having these ponds on the property, there is always potential for fishing. There are small groups of timber on the property that can provide cover to wildlife such as deer, turkey, and more! Since the property has fencing all around, it has the ability to hold a small amount of cattle if you are looking for additional acreage to graze cattle or just want a small piece to have for a smaller herd of livestock. Having gravel road frontage that is well maintained allows you to travel easily to property. There is the potential to build on the property with nearby electricity and rural water. While touring the property, there were doves seen flying out from the grasses. You are also given the chance to make a return on your investment by baling the open grasses for hay or leasing out the ground to ranchers who need additional acreage for their livestock. Whether you are looking to hunt, have livestock, or build, this property offers many recreational opportunities all while allowing you the chance to potentially receive income off of the investment. It is located just 12 miles from Holdenville, 87 miles +/- from Oklahoma City and 90 miles +/- from Tulsa, you are not far from any large city to visit. You are also close to nearby towns where you can buy any amenities you may need. The recreational opportunities and location that this property brings is truly amazing. If you are interested in a private showing or have any questions, please contact Will Bellis at [\(918\) 978-9311](tel:9189789311).



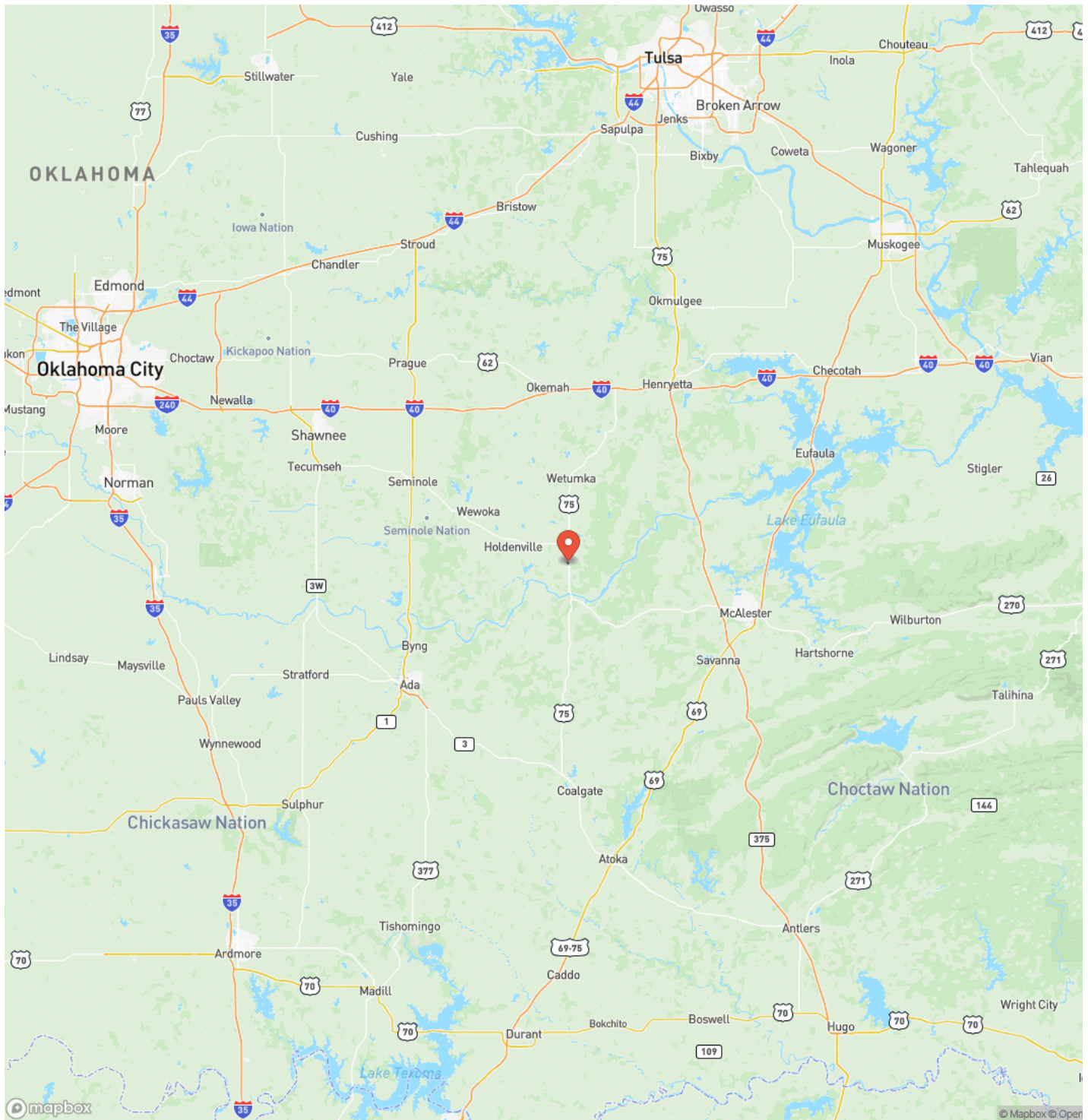
Two Ponds and Building Potential
Holdenville, OK / Hughes County



Locator Map



Locator Map



Satellite Map



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

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.



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

