

**Perfect for Cattle or Hunting & Several
Ponds**
102425 N 3460 Rd
Meeker, OK 74855

\$468,000
120± Acres
Lincoln County



Perfect for Cattle or Hunting & Several Ponds Meeker, OK / Lincoln County

SUMMARY

Address

102425 N 3460 Rd

City, State Zip

Meeker, OK 74855

County

Lincoln County

Type

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

Latitude / Longitude

35.540158 / -96.835154

Acreage

120

Price

\$468,000

Property Website

<https://arrowheadlandcompany.com/property/perfect-for-cattle-or-hunting-several-ponds-lincoln-oklahoma/33853/>



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PROPERTY DESCRIPTION

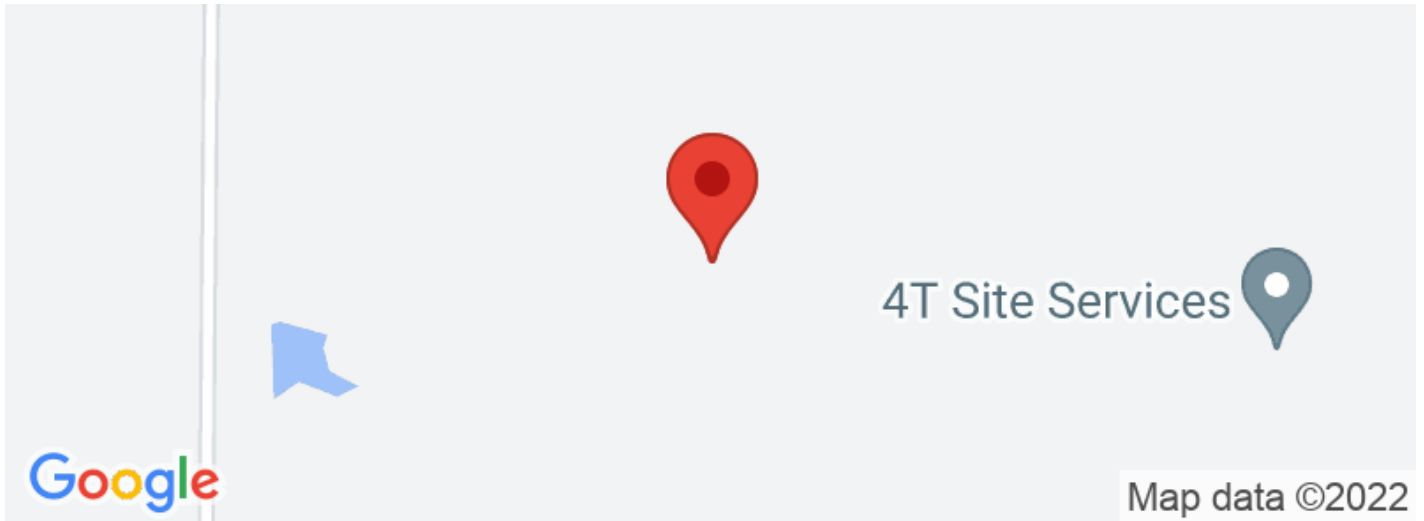
If you are looking for the ultimate recreational property, the opportunities on this Lincoln County property are endless. There is a well-maintained trail system that goes throughout the property allowing you to travel quickly and with ease. There are six ponds that act as a great water source for the wildlife. If managed correctly, the ponds could be turned into amazing fishing spots. Another great feature that this property offers is electricity onsite. This allows you the potential to build a home or a cabin to stay in during the hunting seasons. The property has hardwood timber on the east part of the property where lots of deer travel through and there are wide open grasses with cedar thickets where the deer like to bed. There are lots of signs of whitetails using both the timber and cedar thickets for cover. With the elevation change, there are many vantage points to put a tower blind that would allow you excellent hunting and views to locate those mature whitetails traveling throughout the property. The hunting opportunities are endless. While on the property, there were several doves kicked up. With having lots of water access on the property, there is the potential for migratory birds to attract to the property potentially offering opportunities for waterfowl hunting. The location of the property could not get any better. You are only 1+/- hour from both Oklahoma City and Tulsa. When it comes to nearby towns, you are only 7+/- miles from Meeker and 12.5+/- miles from Prague. It is not everyday that you come by a property with as many recreational opportunities as this one. If you are interested in a private showing or have any questions, please contact Will Bellis at [\(918\) 978-9311](tel:9189789311)



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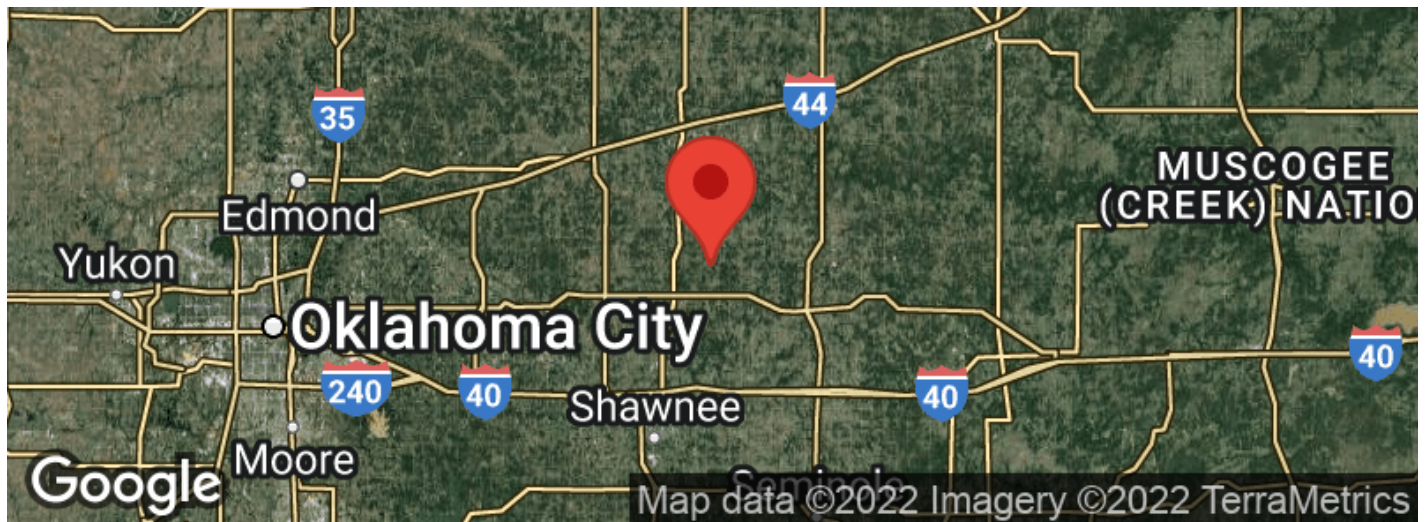


Locator Maps



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Aerial Maps



Perfect for Cattle or Hunting & Several Ponds
Meeker, OK / Lincoln 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



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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.



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

