

**North Canadian Tract**  
**E 1080 Rd**  
**Okemah, OK 74859**

**\$200,000**  
**80± Acres**  
**Okfuskee County**



**North Canadian Tract**  
**Okemah, OK / Okfuskee County**

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**SUMMARY**

**Address**

E 1080 Rd

**City, State Zip**

Okemah, OK 74859

**County**

Okfuskee County

**Type**

Farms, Hunting Land, Recreational Land,  
Riverfront, Undeveloped Land

**Latitude / Longitude**

35.447738 / -96.425933

**Acreage**

80

**Price**

\$200,000

**Property Website**

<https://arrowheadlandcompany.com/property/north-canadian-tract-okfuskee-oklahoma/28639/>



## North Canadian Tract Okemah, OK / Okfuskee County

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### **PROPERTY DESCRIPTION**

Have you ever dreamed of owning your own riverfront paradise? If so, this phenomenal Okfuskee County tract is one that you should definitely take a look at. Located down a long dead end road, this property is secluded and ready for the avid outdoorsman. It sits in a bend of the North Canadian River giving it a peninsula shape and loads of river frontage. The North Canadian is known for its great fishing in its waters and hunting on its banks. With close to 16 acres of tillable ground you will have the opportunity to earn income and have an incredible food plot. Towering hardwood timber lines the banks of the river providing wildlife with great habitat and you with great tree stand locations. There is also great waterfowl hunting potential with a small slough that runs along the riverbank. This property is truly an outdoorsman's dream and has potential for year round fun. With lots of river frontage, summer camping will be a blast while you are catfishing and setting lines in the Canadian. Farms like this one do not come to market often so do not miss this opportunity. If you would like more information or would like to schedule a private showing, do not hesitate to contact the listing agent.



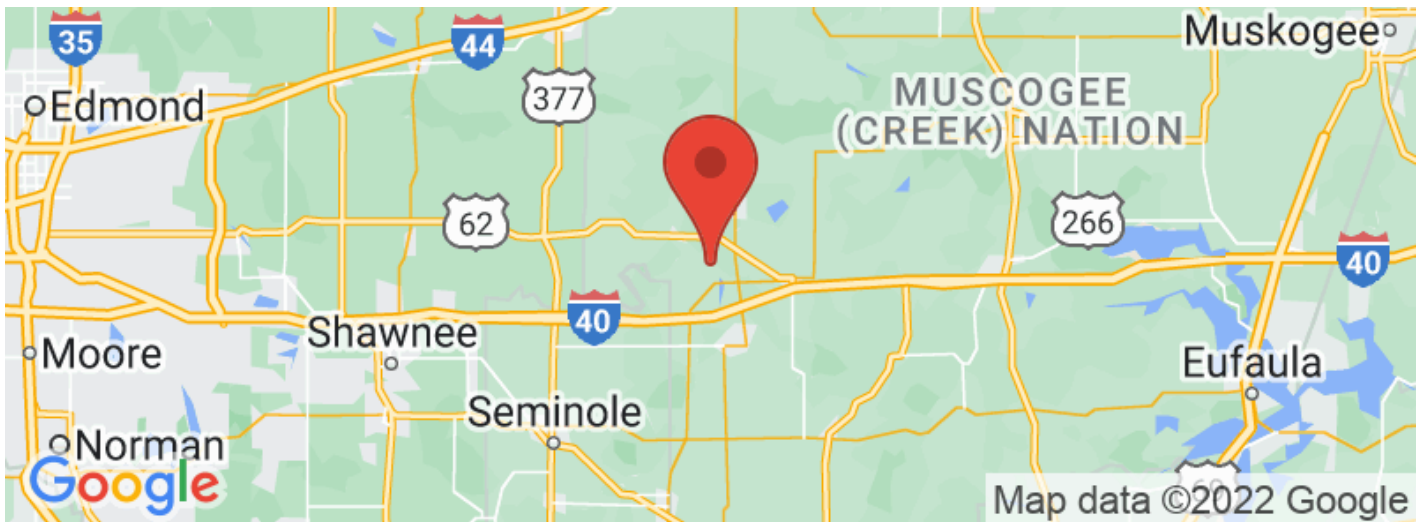
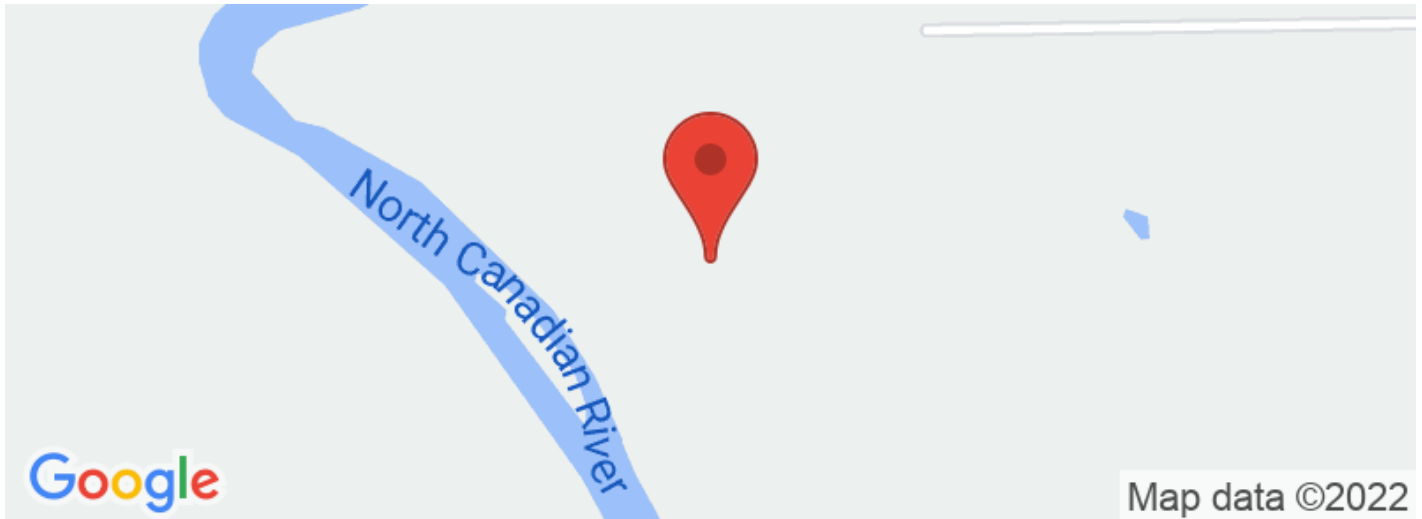


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Okemah, OK / Okfuskee County**

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## Locator Maps





## Aerial Maps



**North Canadian Tract  
Okemah, OK / Okfuskee County**

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**LISTING REPRESENTATIVE**

**For more information contact:**



**Representative**

Will Bellis

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**Address**

**City / State / Zip**

Kellyville, OK 74039

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**NOTES**

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## NOTES

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## **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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