

**Spring Creek Ranch**  
98150 N 3660 Rd  
Boley, OK 74829

**\$815,000**  
119± Acres  
Okfuskee County



**Spring Creek Ranch**  
**Boley, OK / Okfuskee County**

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**SUMMARY**

**Address**

98150 N 3660 Rd

**City, State Zip**

Boley, OK 74829

**County**

Okfuskee County

**Type**

Hunting Land, Recreational Land, Single Family, Residential  
Property, Ranches

**Latitude / Longitude**

35.5836 / -96.4897

**Dwelling Square Feet**

1833

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

119

**Price**

\$815,000

**Property Website**

<https://arrowheadlandcompany.com/property/spring-creek-ranch-okfuskee-oklahoma/56251/>



**PROPERTY DESCRIPTION**

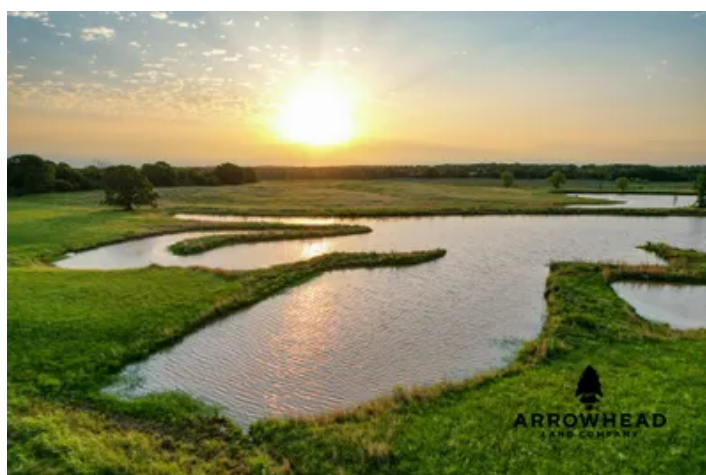
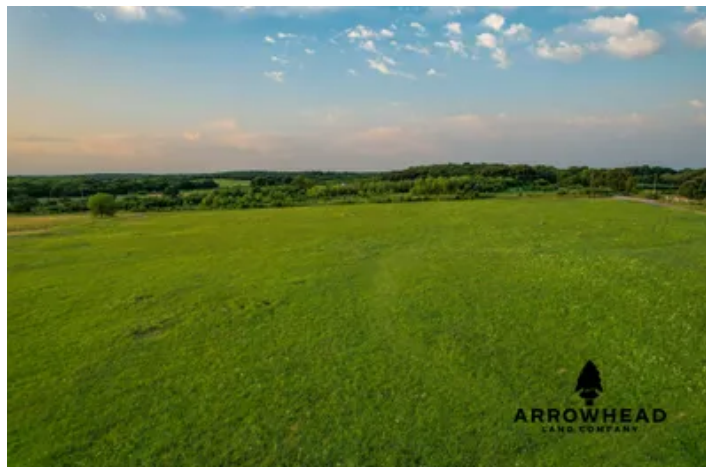
Welcome to Spring Creek Ranch, a stunning 119 +/- acre property located in Okfuskee County, Oklahoma. This versatile ranch features a spacious 1,833 square foot home with three bedrooms and two bathrooms, perfect for comfortable country living. As you enter the home, you will notice the tall vaulted ceiling and open floor plan providing a very spacious feeling. The beautiful home has a fenced-in backyard as well! In addition to the home, there is a massive 4,000 square foot metal shop providing you with abundant space for storing equipment, working on projects, or any other needs you might have! This ranch is set up perfectly for anybody wanting to experience rural living, and especially for ones looking to train their hunting dogs. This property presents three massive ponds, expertly and meticulously designed for training retrievers for hunting and competition. These ponds are equipped with various knobs, angles, approaches and grades allowing for diverse training environments. The deeper waters and smaller hidden pockets ensures a comprehensive training experience for your personal retrievers or dogs in for training. The open grass areas further enhance the training potential, providing extended space for various training exercises and running those long blinds. For those interested in ranching, the property's vast grasslands provide excellent grazing opportunities for livestock. The property has a great combination of Improved, cool season, and native grasses giving the owner a variety of grazing options. With Spring Creek running on the East side of the ranch, there is plenty of cover for wildlife additionally offering whitetail deer hunting potential. In the evenings deer will be seen leaving the cover of the surrounding timber to come and feed in the bottoms of the ranch. The ranch is just 17 +/- miles from Prague, 20 +/- miles from Stroud and Okemah, and 58 +/- miles from Tulsa. It is in a fantastic location for quick access to any amenities you may need. Spring Creek Ranch is more than just a property; it's a lifestyle. Whether you're looking to train top-tier hunting dogs, engage in recreational activities, hunt waterfowl, or manage a livestock operation, this ranch has it all. Here is your chance to own a well-managed, custom ranch where the possibilities are endless! 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).





Spring Creek Ranch  
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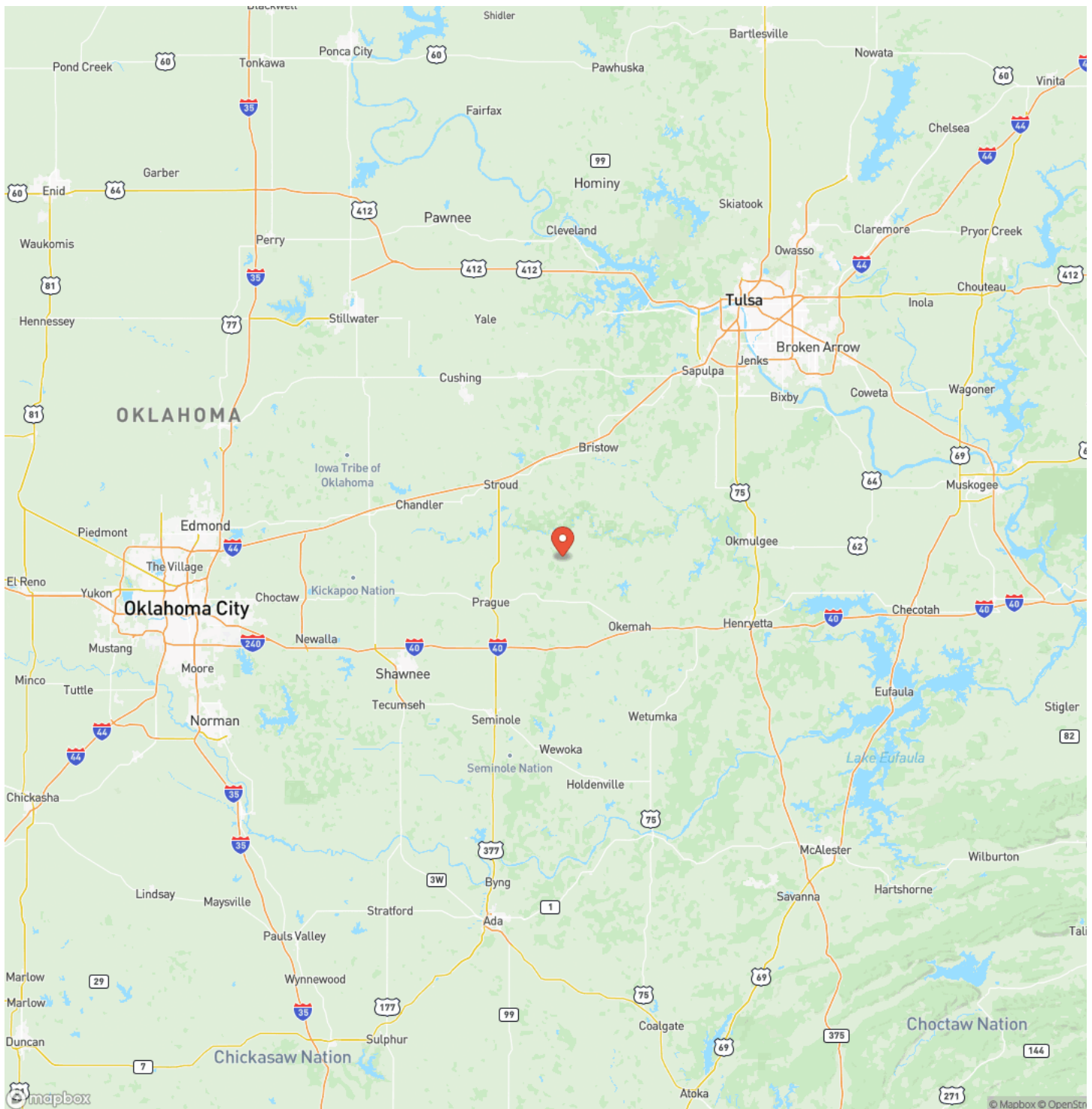
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## Locator Map



## Locator Map





## Satellite Map



## 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

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



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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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**Arrowhead Land Company**  
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Sapulpa, OK 74066  
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[www.arrowheadlandcompany.com](http://www.arrowheadlandcompany.com)

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