

McMillen Ranch Tract 7
Rock Creek Rd, Tract 7
Paden, OK 74860

\$260,000
80± Acres
Okfuskee County



McMillen Ranch Tract 7

Paden, OK / Okfuskee County

SUMMARY

Address

Rock Creek Rd, Tract 7

City, State Zip

Paden, OK 74860

County

Okfuskee County

Type

Farms, Undeveloped Land, Hunting Land,
Recreational Land

Latitude / Longitude

35.4678 / -96.554

Acreage

80

Price

\$260,000

Property Website

<https://arrowheadlandcompany.com/property/mc-millen-ranch-tract-7-okfuskee-oklahoma/37377/>



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Paden, OK / Okfuskee County

PROPERTY DESCRIPTION

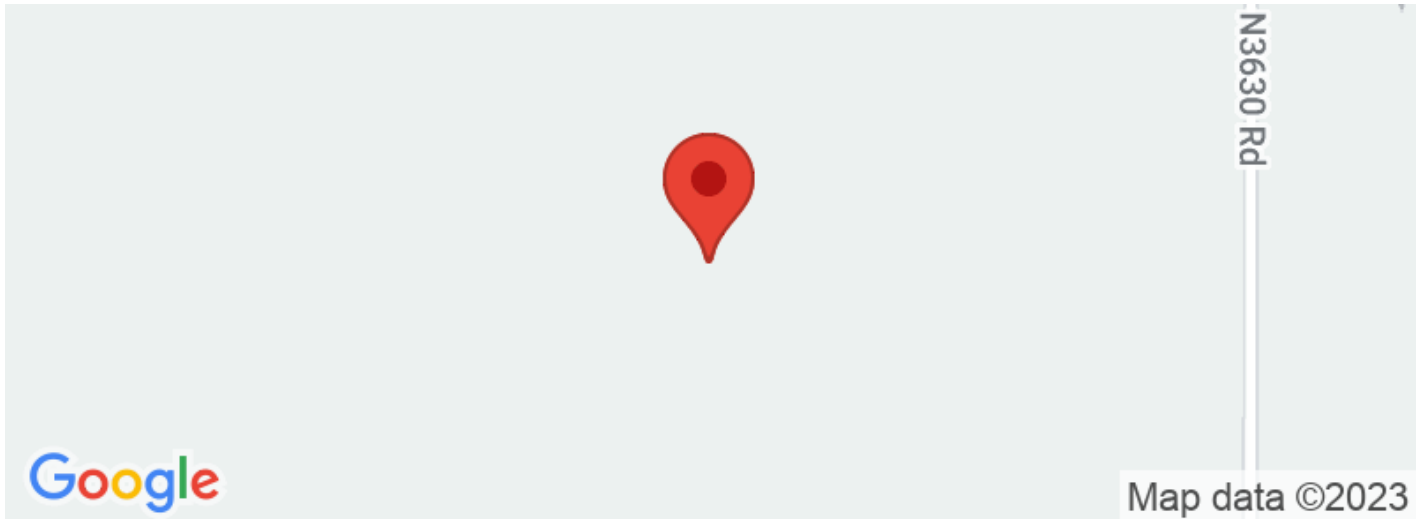
Whether you are looking to run cattle, hunt, and/or build your dream country home, this farm just a half mile off of the North Canadian River is one you will want to take a look at. It is located down a well maintained gravel road just 7+/- miles east of Prague, Oklahoma. The layout of this farm will be a great addition to your existing or startup cattle operation. The large pastures offer a single pond for a water source, big timber draws for windbreaks and shade, and a cross fence splits the farm down the middle providing a north and a south pasture. Not only is this an incredible cattle property, it also provides plenty of recreational fun including incredible deer, turkey, and hog hunting opportunities. There are also many great build locations that overlook the North Canadian and electricity is available at the road providing the option to build a home on this farm. This farm is a great option for anyone looking to run cattle, hunt, and/or build their dream home. It is located just over an hour from both Oklahoma City and Tulsa. This is tract 7 of 10 available for purchase. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Will Bellis at [\(918\) 978-9311](tel:9189789311).



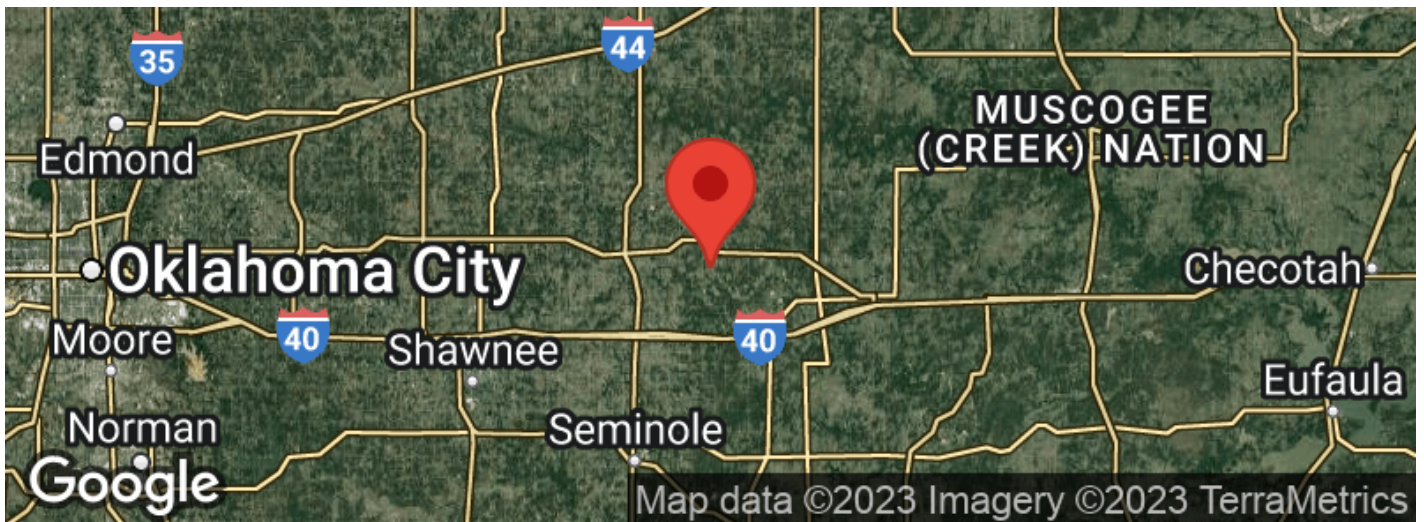
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Locator Maps



Aerial Maps



McMillen Ranch Tract 7
Paden, OK / Okfuskee County

LISTING REPRESENTATIVE

For more information contact:



Representative

Will Bellis

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Address

City / State / Zip

Kellyville, OK 74039

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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.



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