

Tract 2 Crooked Oak Farm
25096 N County Road 3253
Wynnewood, OK 73098

\$608,000
35± Acres
Garvin County



**Tract 2 Crooked Oak Farm
Wynnewood, OK / Garvin County**

SUMMARY

Address

25096 N County Road 3253

City, State Zip

Wynnewood, OK 73098

County

Garvin County

Type

Farms, Hunting Land, Ranches, Recreational Land, Residential Property

Latitude / Longitude

34.635578 / -97.209283

Dwelling Square Feet

3473

Bedrooms / Bathrooms

4 / 3

Acreage

35

Price

\$608,000

Property Website

<https://arrowheadlandcompany.com/property/tract-2-crooked-oak-farm-garvin-oklahoma/103369/>



Tract 2 Crooked Oak Farm Wynnewood, OK / Garvin County

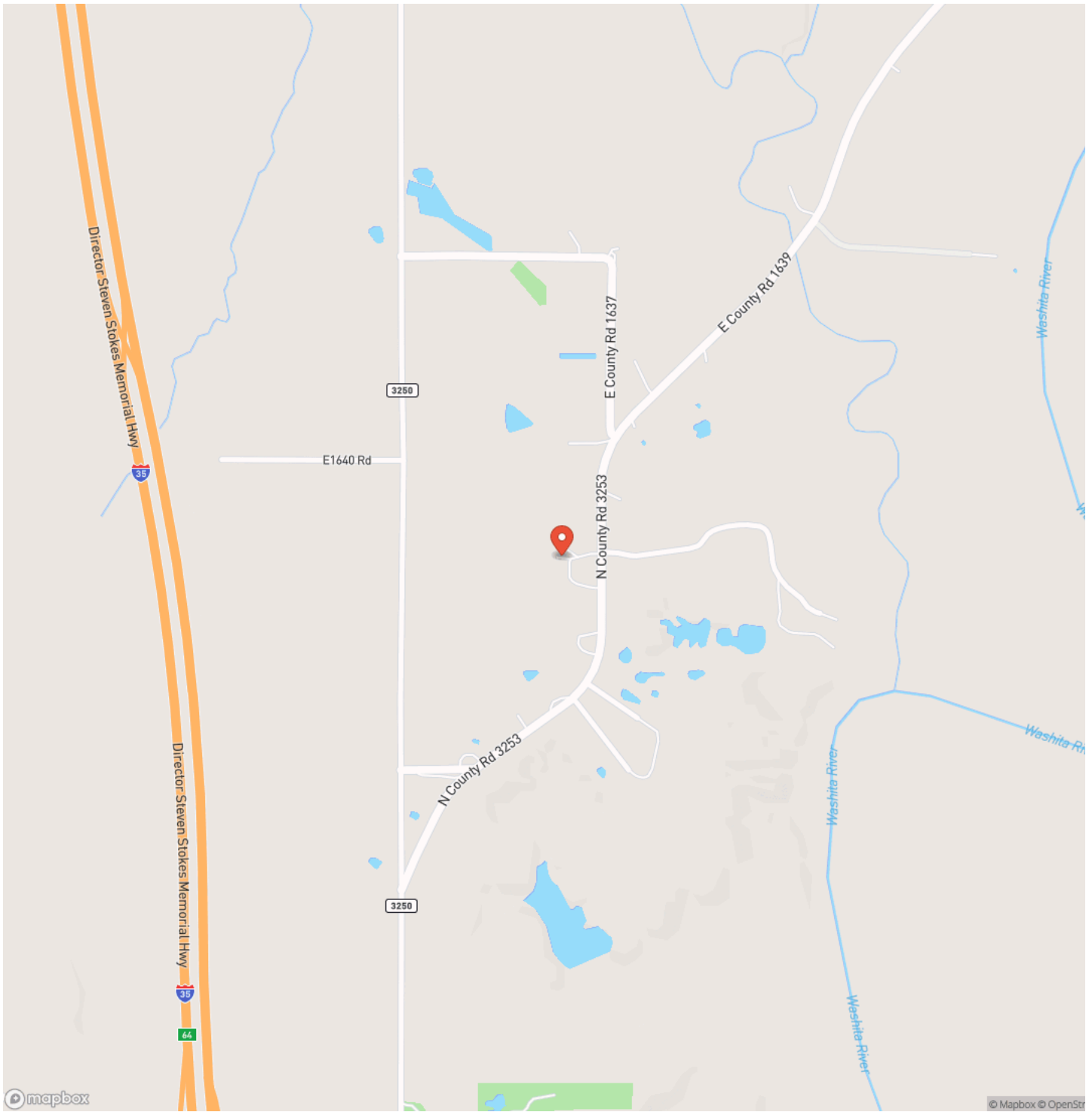
PROPERTY DESCRIPTION

Tract 2 of the Crooked Oak Farm offers a rare opportunity to own a spacious rural homesite with acreage just outside the Wynnewood city limits in Garvin County, Oklahoma. Spanning 35 +/- acres, this property blends comfortable country living with functional improvements suited for a variety of uses. At the heart of the property sits a 3,473 +/- sq ft home featuring 4 bedrooms and 3 bathrooms. This older-style country home is full of character and space, offering an office, two common living areas, a dedicated dining room, and an open kitchen layout, ideal for both everyday living and hosting. An attached two-car garage and an attached workshop provide convenience and practicality right off the home. Additional improvements include a 30x40 shop, perfect for equipment storage, hobbies, or running a small operation. The property is easily accessed by a paved road and is beautifully welcomed by a classic white picket fence, setting the tone for the peaceful country setting. The land itself is fully fenced and highlighted by a large pond, offering excellent fishing and hunting opportunities while also serving as a reliable water source for horses, cattle, or wildlife. A natural spring runs below the pond, adding to the property's water features and overall appeal. Surrounding the home, mature oak trees create a scenic and shaded yard, enhancing both privacy and beauty. Whether you're looking for a country residence, a hobby farm, or a recreational retreat, Tract 2 of the Crooked Oak Farm delivers space, functionality, and charm in a prime rural location. This property is located just 4 +/- minutes from Wynnewood, 12 +/- minutes from Pauls Valley, and 1 hour and 2 +/- minutes from Oklahoma City. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Owen Bellis at [\(918\) 367-7050](tel:9183677050). Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

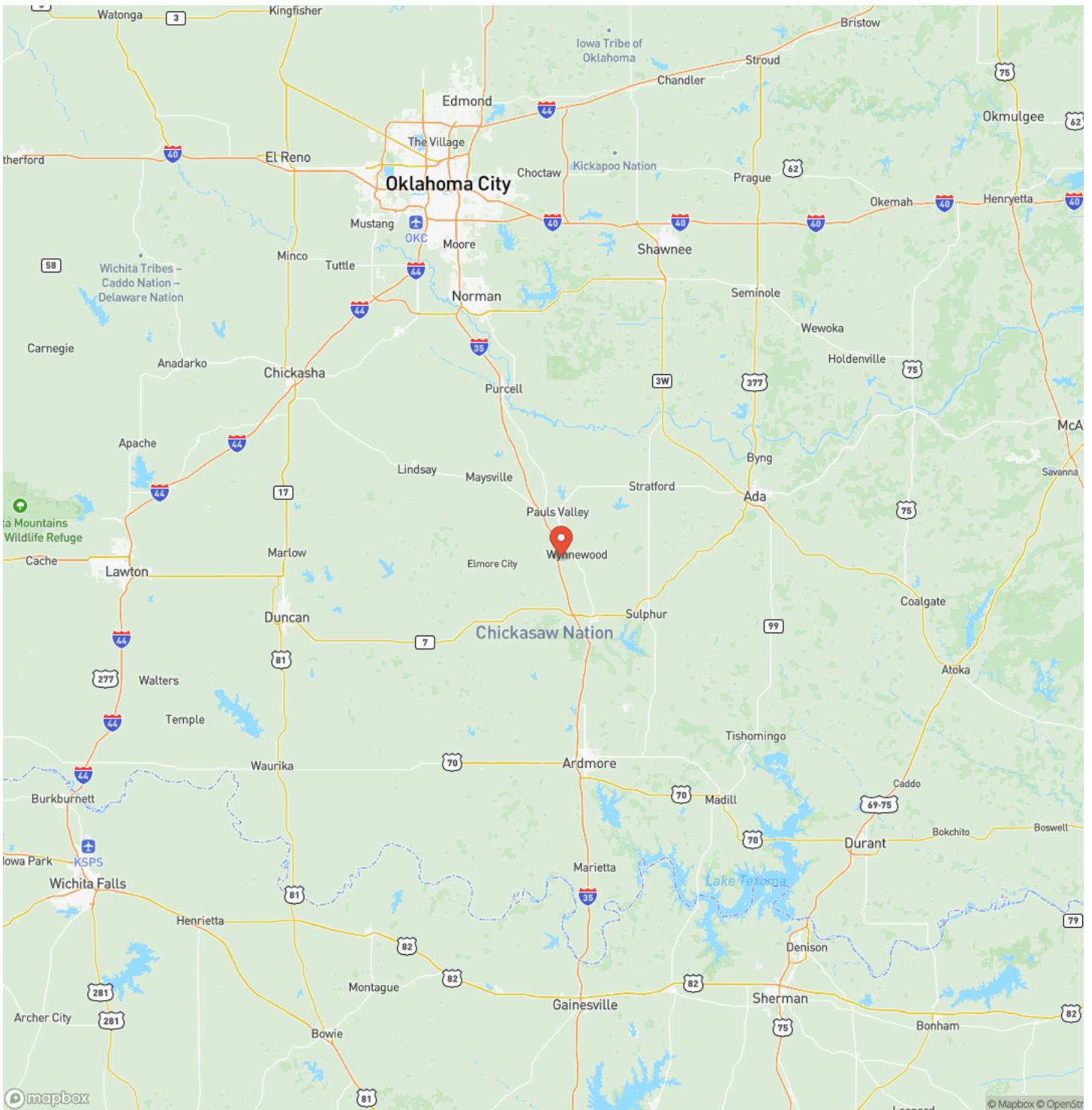
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Locator Map



Locator Map



Satellite Map



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
(833) 873-2452
<https://arrowheadlandcompany.com/>

