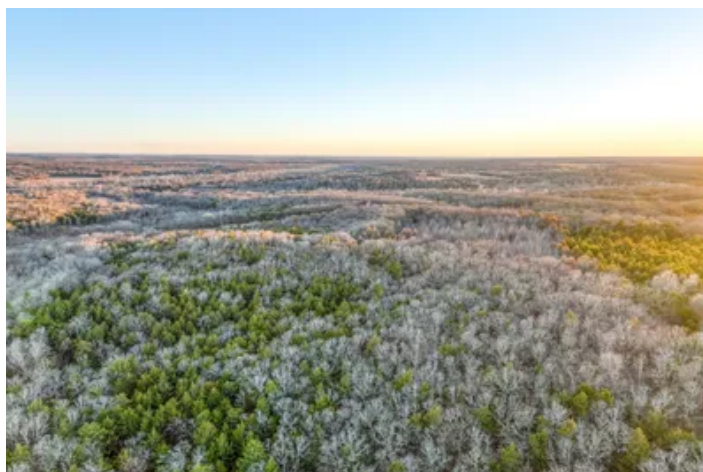
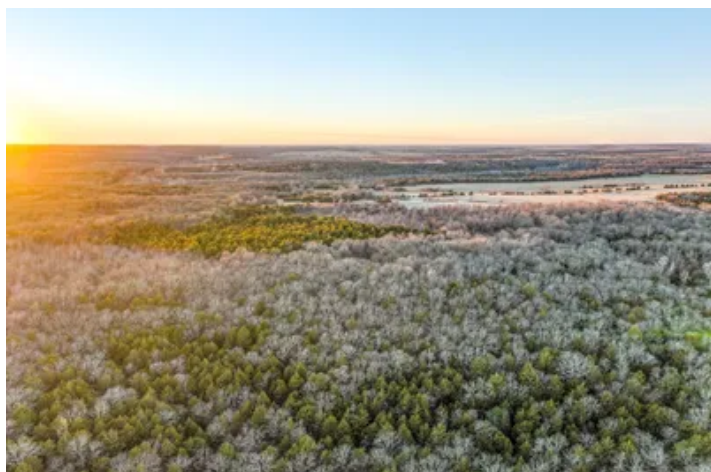


**River Bottom Hunting With Cabin**  
S 549th W Ave  
Jennings, OK 74036

**\$325,000**  
84± Acres  
Creek County





## River Bottom Hunting With Cabin Jennings, OK / Creek County

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### **SUMMARY**

#### **Address**

S 549th W Ave

#### **City, State Zip**

Jennings, OK 74036

#### **County**

Creek County

#### **Type**

Hunting Land, Recreational Land, Timberland

#### **Latitude / Longitude**

36.1016 / -96.6045

#### **Acreage**

84

#### **Price**

\$325,000

#### **Property Website**

<https://arrowheadlandcompany.com/property/river-bottom-hunting-with-cabin-creek-oklahoma/96822/>



## River Bottom Hunting With Cabin Jennings, OK / Creek County

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### **PROPERTY DESCRIPTION**

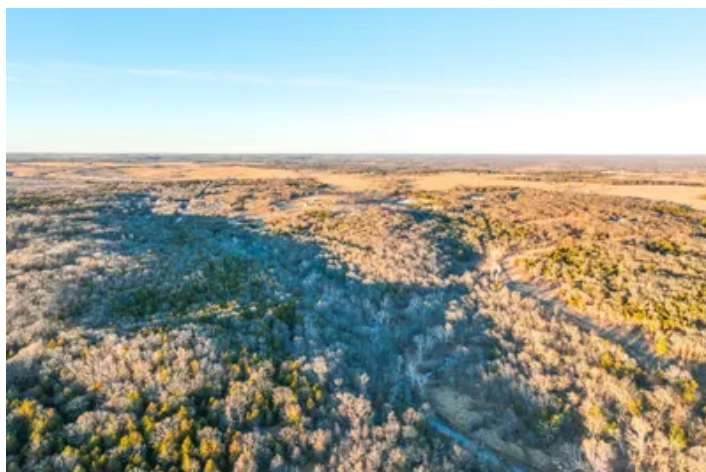
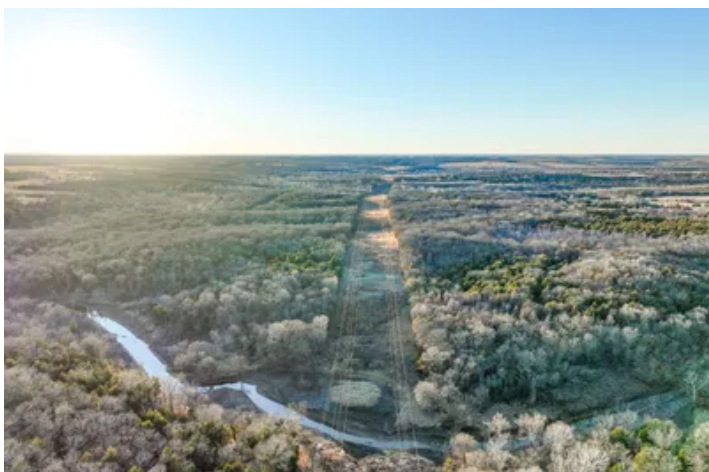
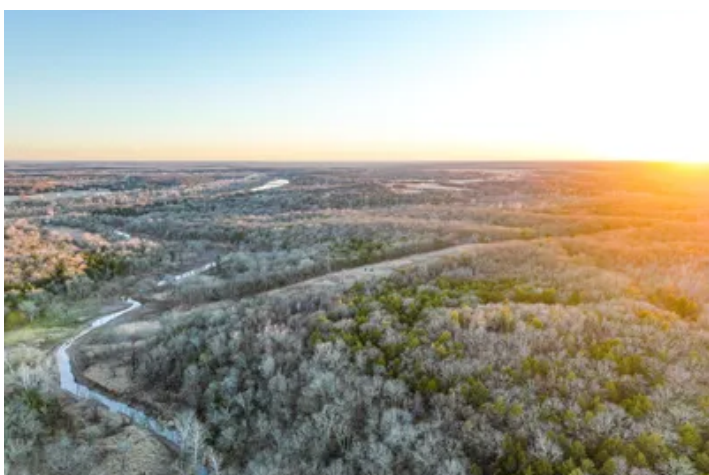
If you are looking for the ultimate hunting paradise just 40+/- minutes from downtown Tulsa, Oklahoma you will want to check out this awesome 84 +/- acre property just off of the Cimarron River! Located in close proximity to several major towns in Creek County, this incredible hunting property is also a great secluded getaway with the amenities of town close by. As you enter through the gate, you are greeted by a small, newly built cabin with electricity and a beautiful view! There is also an ATV trail system that allows you to navigate the thick timber on the farm. The combination of large hardwood timber, cedar trees, a large creek, an open highline cut, and big elevation changes makes this property hunt very big and provides great habitat for many wildlife species. When the Cimarron River is high, you can access the main river by boat through a tributary creek allowing the potential for some great waterfowl hunting and river fishing. In addition a food plot has been planted to keep wildlife around all year long. Don't miss out on this opportunity to be the new owner of this awesome property! Located just 40+/- minutes from Tulsa and just 30+/- minutes from Stillwater. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Luke Roberts at [\(918\) 399-2569](tel:9183992569).

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.



**River Bottom Hunting With Cabin**  
**Jennings, OK / Creek County**

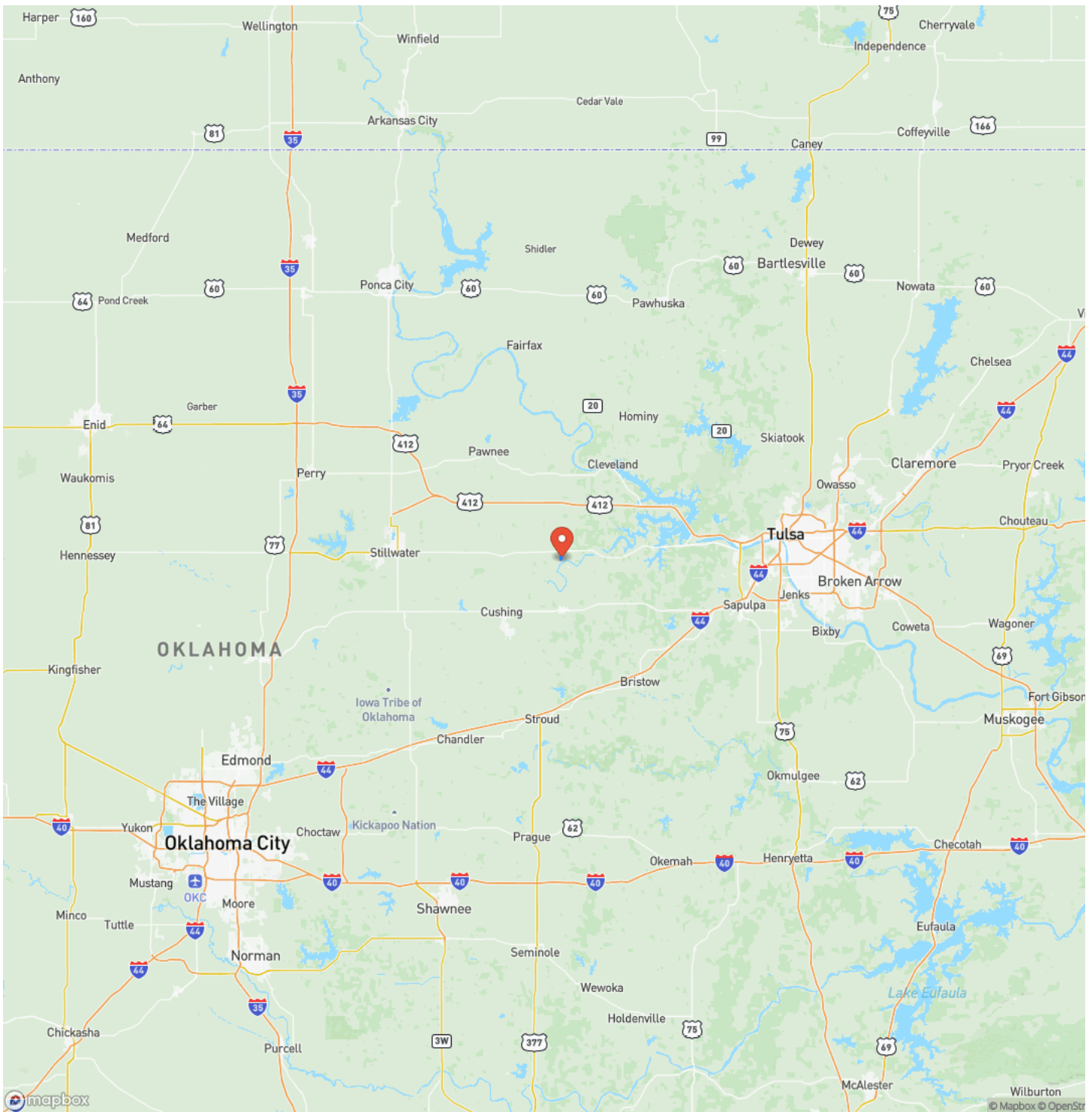
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## Locator Map



## Locator Map



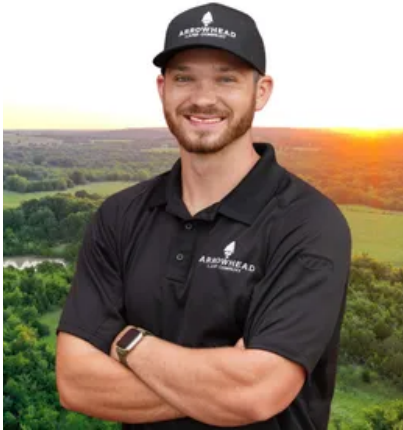


## Satellite Map



River Bottom Hunting With Cabin  
Jennings, OK / Creek County

LISTING REPRESENTATIVE  
For more information contact:



**Representative**  
Luke Roberts  
**Mobile**  
(918) 399-2569  
**Email**  
luke.roberts@arrowheadlandcompany.com  
**Address**  
**City / State / Zip**

NOTES

Notes section with multiple horizontal lines for text entry.



## This image shows a full page 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.



## **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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