

Live Water and Lush Grass
Boat Ramp Rd
Quinton, OK 74561

\$1,053,000
390± Acres
Pittsburg County



MORE INFO ONLINE:

www.arrowheadlandcompany.com

Live Water and Lush Grass Quinton, OK / Pittsburg County

SUMMARY

Address

Boat Ramp Rd

City, State Zip

Quinton, OK 74561

County

Pittsburg County

Type

Farms, Hunting Land, Ranches, Recreational Land,
Timberland, Undeveloped Land

Latitude / Longitude

35.154004 / -95.490254

Acreage

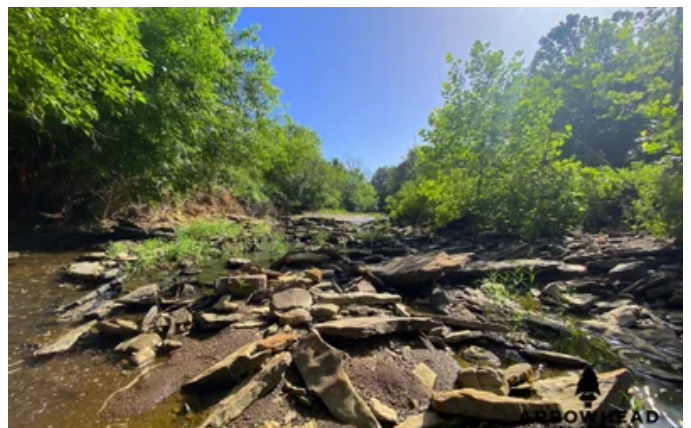
390

Price

\$1,053,000

Property Website

<https://arrowheadlandcompany.com/property/live-water-and-lush-grass-pittsburg-oklahoma/29183/>

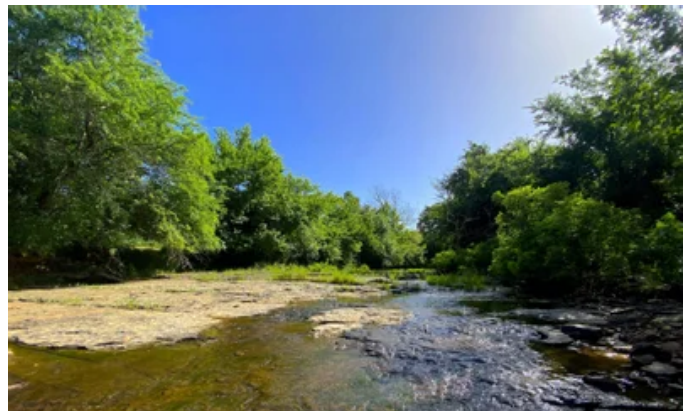


PROPERTY DESCRIPTION

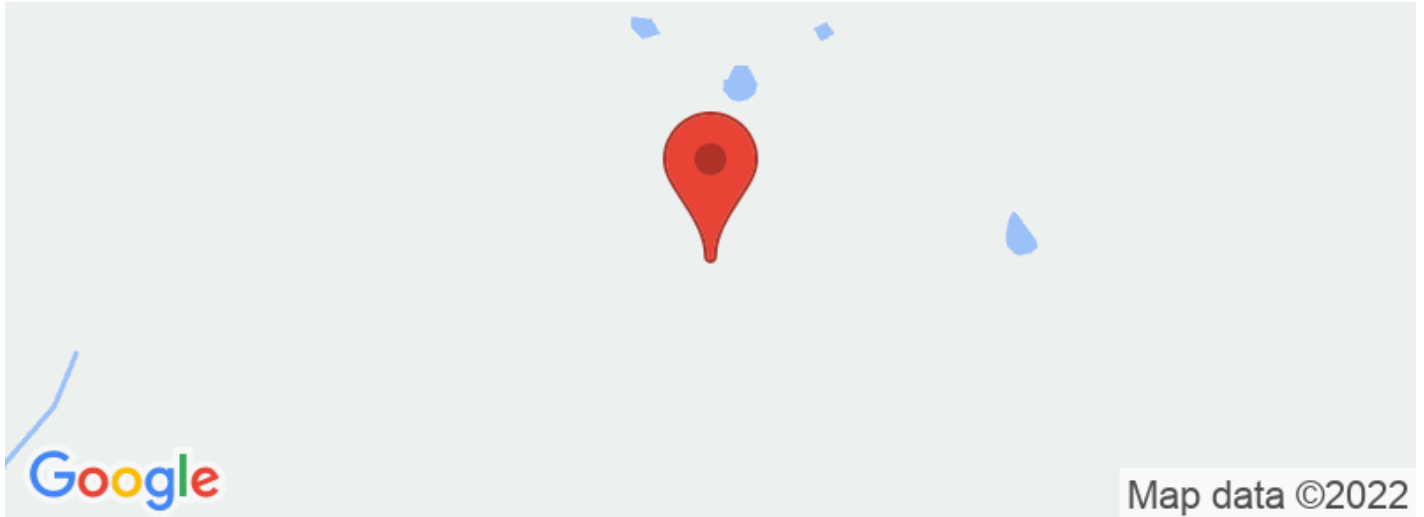
Here is a phenomenal Pittsburg county farm that offers such a variety of recreational opportunities you may like to pursue. This property is covered in signs of all different types of wildlife such as whitetail deer, turkeys, and hogs. During the tour of the property, a very large boar was seen running into the thick timber. Having the luxury of large native grass pastures, you are given the freedom to transform this ground into anything you would like whether that is in pursuit of managing and growing mature whitetails, or owning your own cattle operation allowing your herd to graze. If you are wanting it for more hunting purposes, the spots to place a tall blind are endless which allows you the most ideal vantage point for setting yourself up for a successful hunt. These pastures can also be worked to grow hay which can provide food for cattle or be used as income. Cutting through the middle of the property is House Creek which can act as a water source for wildlife and a safe travel corridor from food and water back to cover. Lick Creek also joins House Creek on the west side of the property. There are 5 individual ponds that provide a year round water source for the wildlife as well as for any livestock that is run on the property. If you are more passionate on the fishing side, these 5 ponds can be transformed into an absolute jackpot of a fishing spot. Since the ponds are already decently managed, it won't take much at all to manage for those heavy largemouth bass, bluegill, crappie, etc. However, there is much more fishing opportunity in the area if you prefer to fish on a bigger scale. This one of a kind farm is only about 35 minutes from Lake Eufaula and the town of Eufaula, Oklahoma. On top of that, this property is about 35 minutes from Arrowhead State Park where you have the opportunities for boating, fishing, hiking, watching wildlife, biking, water skiing, and other recreational activities. If you want to take a break from the hunting, fishing, and farming lifestyle, Arrowhead State Park also offers a golf course for either the family and/or friends to enjoy a relaxing or competitive day on the golf course. With having electricity nearby, you are given the potential to build your dream ranch home. If, instead, you are looking to build a cabin to get away from the city life and enjoy the outdoors all while being only about 8 miles from the closest town, Quinton, or just over half an hour to Lake Eufaula, this is the property for you. Properties of this caliber being so close to the lake are not ones you want to let slip by. To go on a private showing or for any questions you have, please call Will Bellis at [\(918\) 978-9311](tel:9189789311).



Live Water and Lush Grass
Quinton, OK / Pittsburg County



Locator Maps



Aerial Maps



Live Water and Lush Grass
Quinton, OK / Pittsburg County

LISTING REPRESENTATIVE

For more information contact:



Representative

Will Bellis

Mobile

(918) 978-9311

Office

(580) 319-2202

Email

will.bellis@arrowheadlandcompany.com

Address

City / State / Zip

Kellyville, OK 74039

NOTES



NOTES

This image shows a single page of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page, typical of notebook paper. There is no handwriting or other markings on the page.

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.



Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(405) 415-5977
www.arrowheadlandcompany.com

