

**Diverse Hunting Farm Near Lake Eufaula**  
E 1060 Rd  
Henryetta, OK 74437

**\$525,000**  
150± Acres  
Okmulgee County



## Diverse Hunting Farm Near Lake Eufaula Henryetta, OK / Okmulgee County

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### **SUMMARY**

#### **Address**

E 1060 Rd

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

Henryetta, OK 74437

#### **County**

Okmulgee County

#### **Type**

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

#### **Latitude / Longitude**

35.481794 / -95.906396

#### **Acreage**

150

#### **Price**

\$525,000

#### **Property Website**

<https://arrowheadlandcompany.com/property/diverse-hunting-farm-near-lake-eufaula-okmulgee-oklahoma/80574/>





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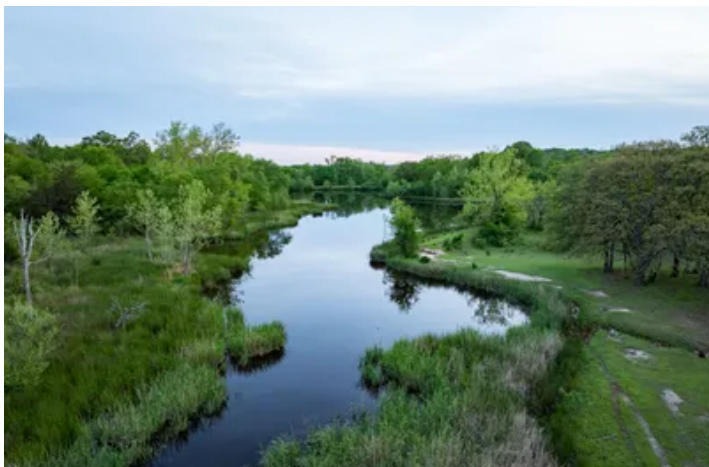
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### **PROPERTY DESCRIPTION**

Tucked away just +/- 5 miles northeast of Henryetta in Okmulgee County, Oklahoma, along the US-266 corridor, this incredible +/- 150 acre property offers the perfect blend of productive bottomland, outstanding recreational potential, and buildable acreage; making it a rare, multifaceted investment you can hunt, fish, and build on. Located just south of the Deep Fork River, this property is a natural paradise. Fertile soils and open pastures provide excellent grazing opportunities for livestock, while multiple creeks and tributaries wind their way across the land, eventually feeding into Coal Creek and contributing to a rich, diverse landscape. Mature pecan groves line the creek bottoms, and scattered pockets of hardwood timber provide sanctuary for whitetailed deer, wild turkey and hogs. Whether you're an avid deer hunter or simply love experiencing nature, this property is a year-round haven. Waterfowl hunters will appreciate the secluded +/- 1.5 acre marshy pond in the northwest corner, perfect for brushing in duck blinds and hosting unforgettable hunting weekends. Meanwhile, anglers can cast a line into the +/- 3.25 +/- acre bass pond in the southwest corner, boasting an impressive +/-2,400 ft of shoreline that is stocked with largemouth. The land is fully fenced and cross fenced for cattle, with a set of small pens for separating livestock and storing hay. Approximately 55 +/- acres of the property, +/- 10 acres behind the main pond and +/- 45 acres along E1060 Rd sit up and out of the floodplain and offer ideal build sites with power available along the county road. This property offers true versatility such as expanding your cattle operation, enjoying world-class hunting and fishing, and building your dream country estate or rustic hunting lodge. With a secure gated entrance already in place from the county road, you'll enjoy both privacy and convenience. Located just +/- 6 miles from Lake Eufaula's sprawling recreational waters, +/- 40 minutes to McAlester, +/- 60 miles from the Tulsa International Airport, and +/- 90 miles to OKC, this property provides the serenity of rural living without sacrificing access to major highways, nearby towns, and essential amenities. Whether you are looking for a weekend getaway, a legacy hunting property, or a long term land investment with endless potential, this is a place to make memories for generations to come. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Hunter Bellis at [\(539\) 238-7693](tel:539-238-7693).

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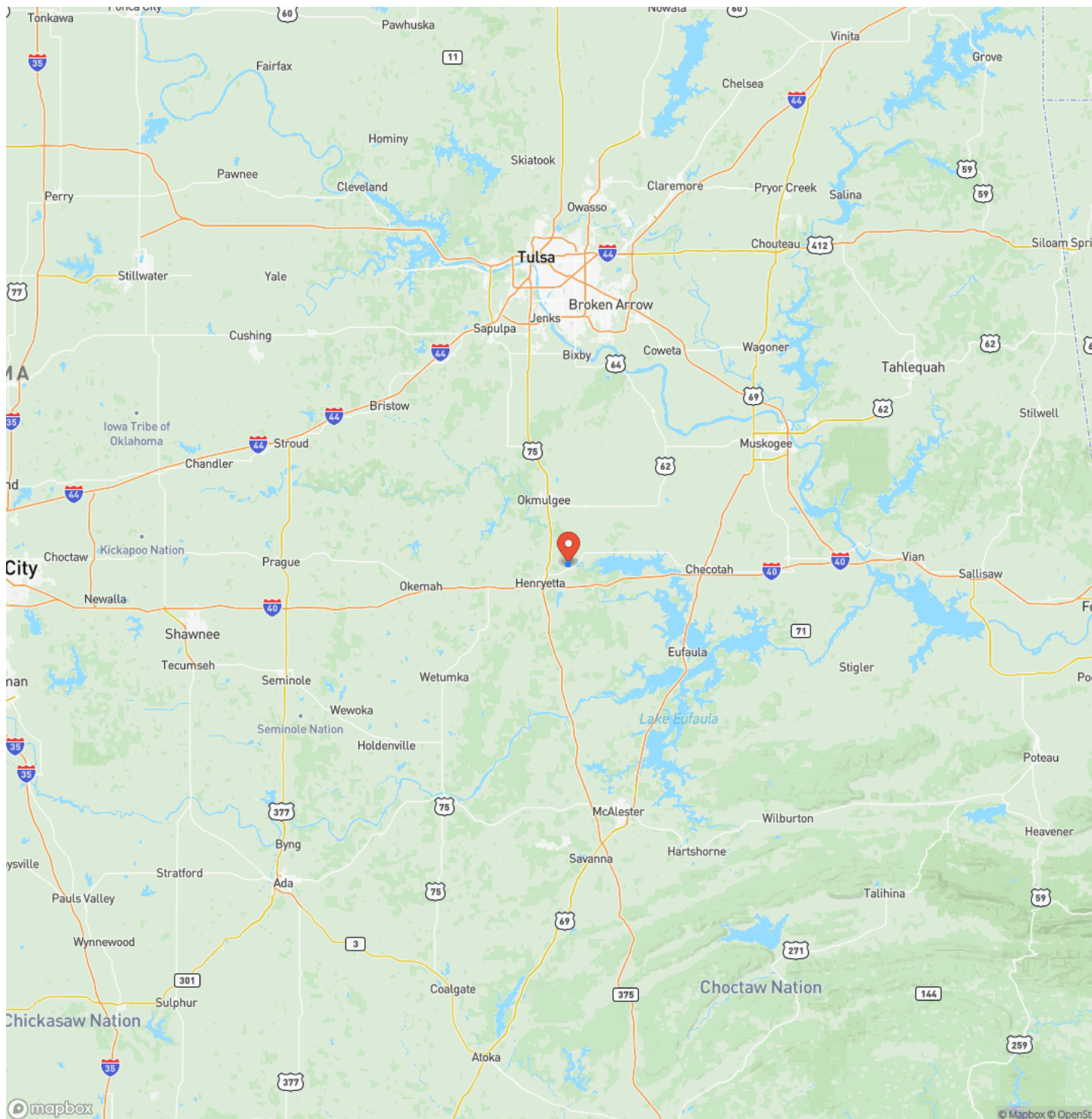
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## Locator Map

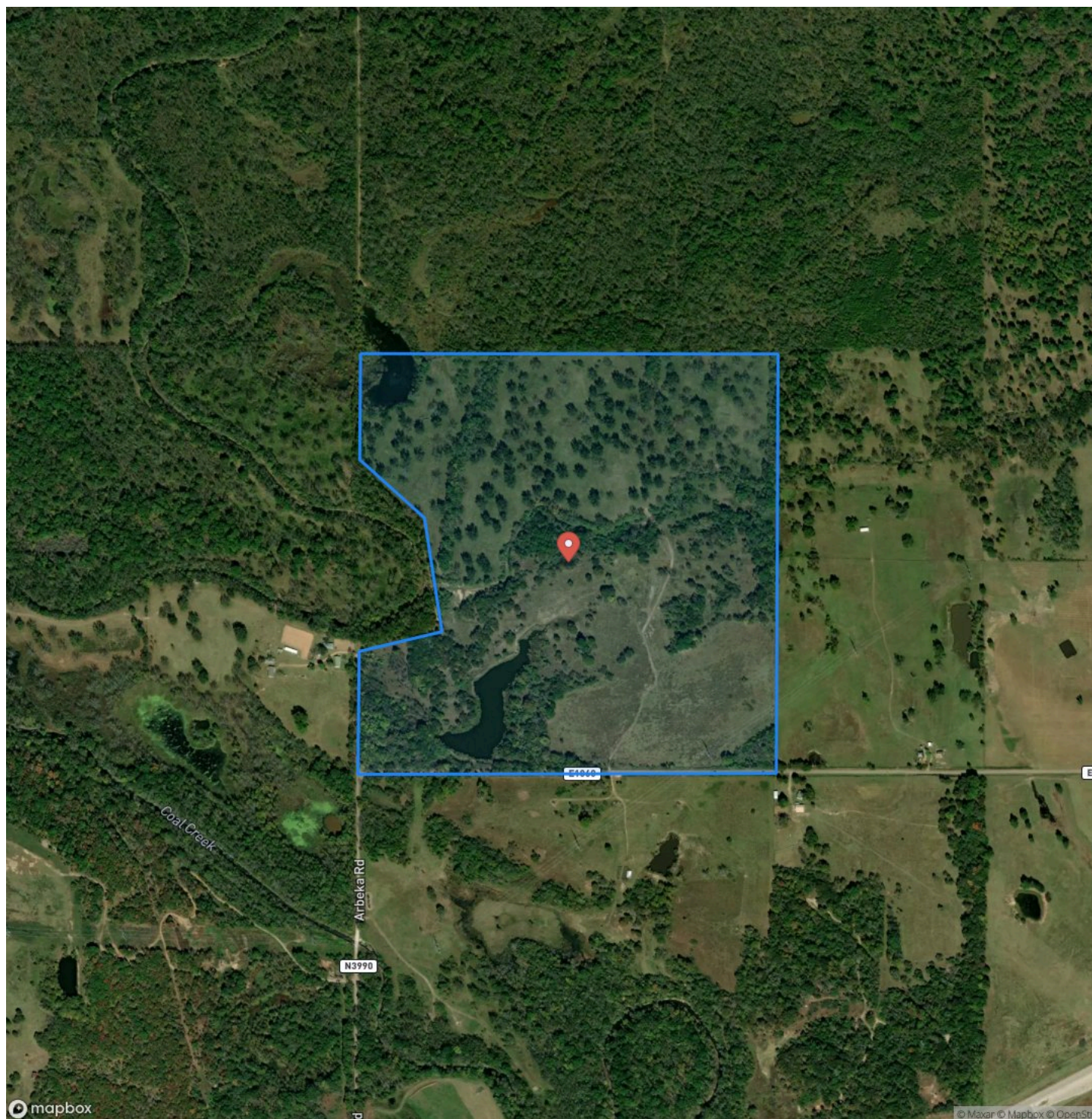


## Locator Map





## Satellite Map



## Diverse Hunting Farm Near Lake Eufaula Henryetta, OK / Okmulgee County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Hunter Bellis

## Mobile

(539) 238-7693

## Email

hunter.bellis@arrowheadlandcompany.com

## Address

City / State / Zip

## NOTES

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## 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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