

Bent Creek Tillable
E 0560 Road
Mutual, OK 73853

\$320,000
160± Acres
Woodward County



Bent Creek Tillable
Mutual, OK / Woodward County

SUMMARY

Address

E 0560 Road

City, State Zip

Mutual, OK 73853

County

Woodward County

Type

Farms, Undeveloped Land, Hunting Land, Recreational Land

Latitude / Longitude

36.198719 / -99.17293

Acreage

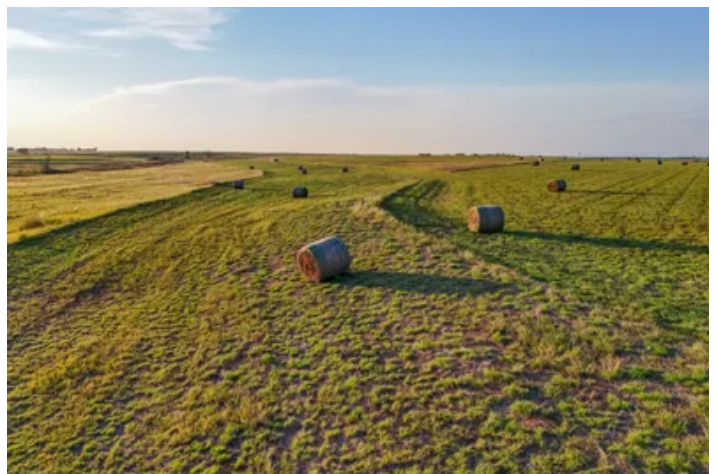
160

Price

\$320,000

Property Website

<https://arrowheadlandcompany.com/property/bent-creek-tillable-woodward-oklahoma/89489/>



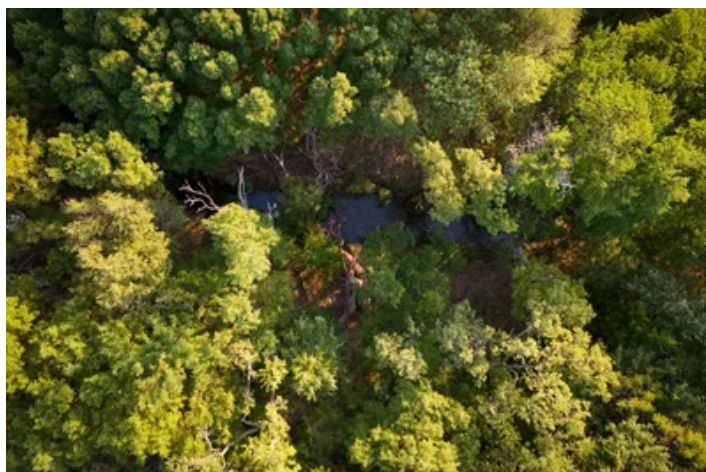
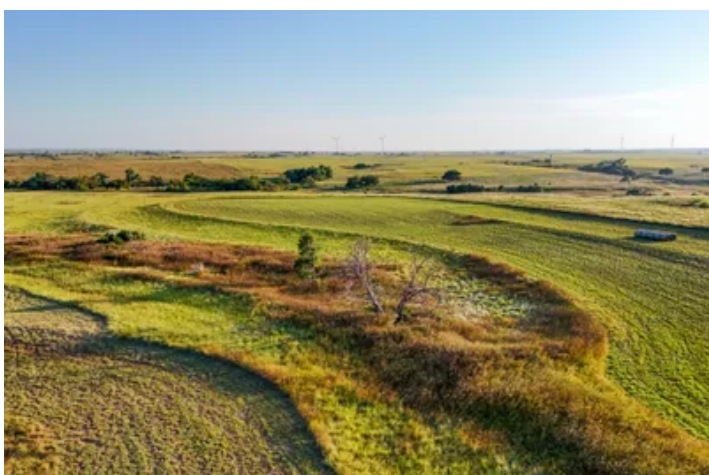
Bent Creek Tillable Mutual, OK / Woodward County

PROPERTY DESCRIPTION

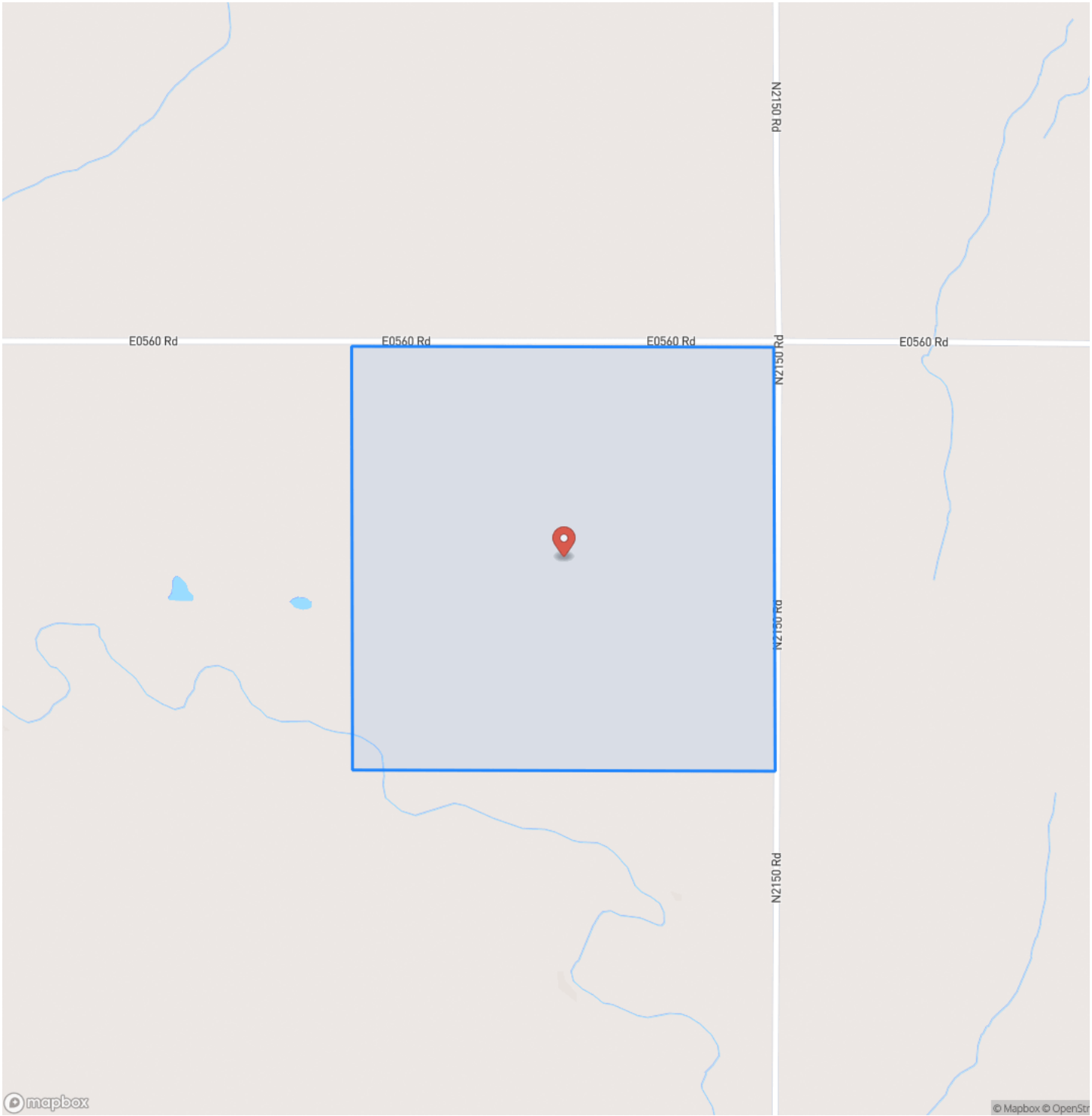
Take a look at this 160+/- acres of pristine Woodward County land just outside of Mutual, Oklahoma! This tract offers 115 +/- acres of tillable ground, while the remainder offers hunting and recreation. This property is well-suited for cattle grazing, hay production, tillable, or other farm and ranch productions. Bent Creek winds through the southwest corner, surrounded by mature timber. Wildlife such as deer, upland birds, and small game have been sighted on the property. The hunting portion offers a mix of timber, pasture, and cover. A grassy drainage runs through the property, creating a natural pinch point and travel corridor for deer to use as well! Take advantage of this great opportunity to own a productive tillable farm that offers additional recreational potential! The farm is located just 5 +/- minutes from Mutual, 26 +/- minutes from Woodward, and approximately 1 +/- hour from Weatherford. The property maintains rural privacy while remaining within short driving distance of larger communities! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Jared Moyer at [\(580\) 273-4220](tel:5802734220).

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.

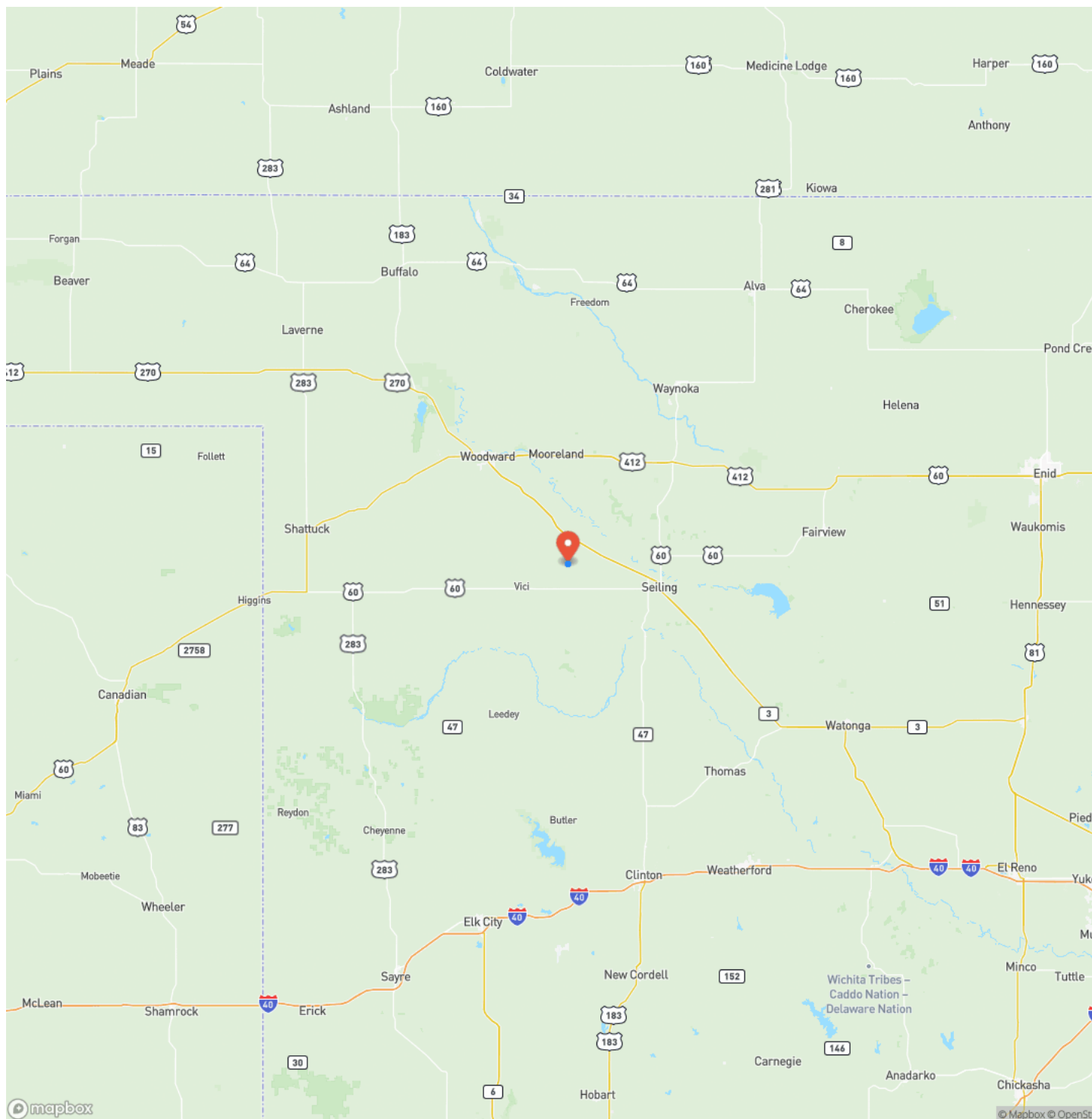
Bent Creek Tillable
Mutual, OK / Woodward County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Jared Moyer

Mobile

(580) 273-4220

Email

jared.moyer@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

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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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