

Wolf Creek Hunters Haven
TBD 0000
Douglas, OK 73733

\$430,000
160± Acres
Garfield County



Wolf Creek Hunters Haven
Douglas, OK / Garfield County

SUMMARY

Address

TBD 0000

City, State Zip

Douglas, OK 73733

County

Garfield County

Type

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

Latitude / Longitude

36.214 / -97.6972

Acreage

160

Price

\$430,000

Property Website

<https://arrowheadlandcompany.com/property/wolf-creek-hunters-haven-garfield-oklahoma/59909/>



PROPERTY DESCRIPTION

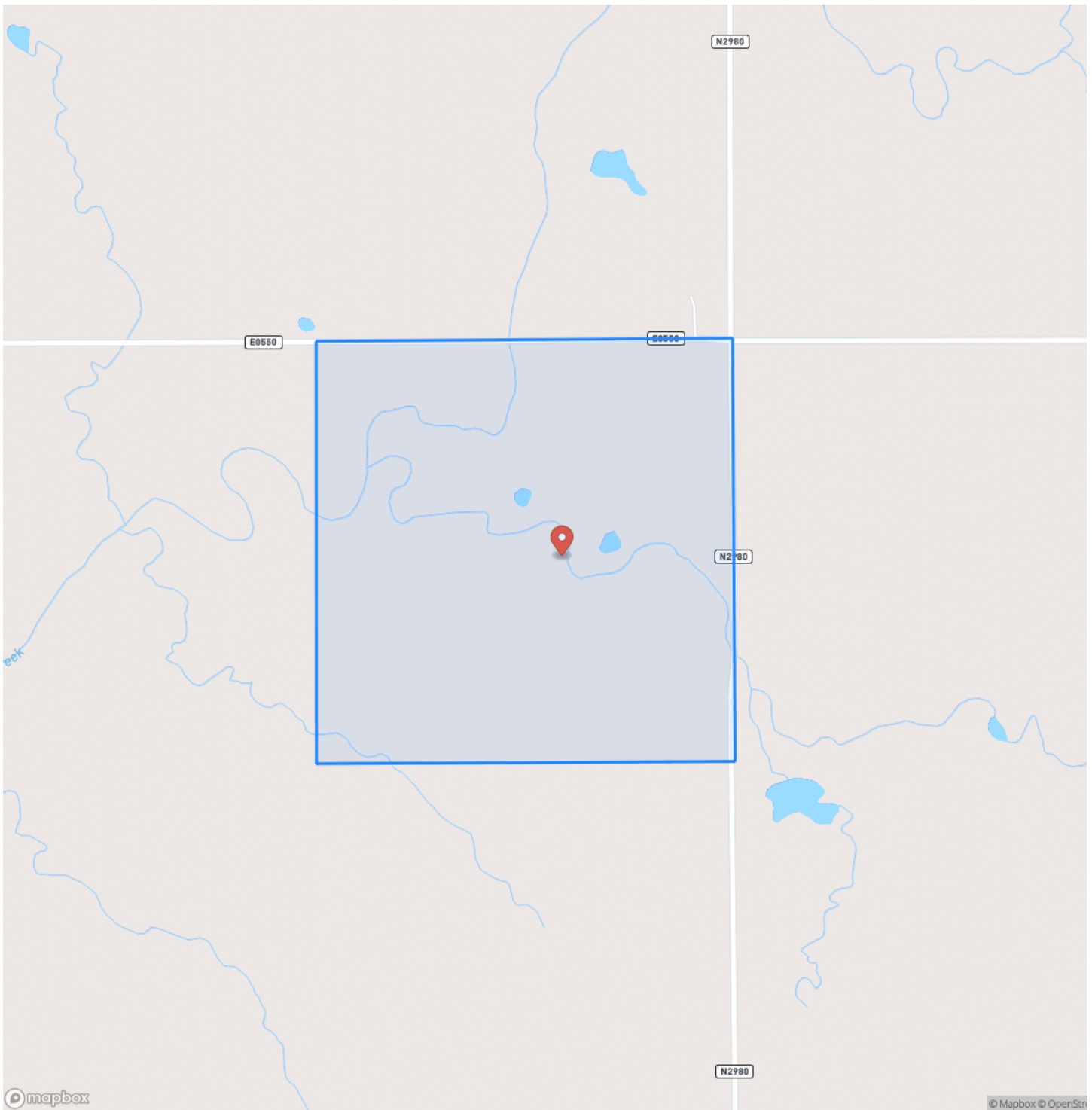
The Garfield County recreational gem you have been waiting for is on the market! If a prime hunting farm for both deer and waterfowl is what you're after, this may be the one! The farm is conveniently located just 30 +/- minutes southeast of Enid, 45 +/- minutes west of Stillwater and roughly an hour north of the OKC area. Wolf Creek runs through the NW portion of the farm providing an ideal travel corridor for the deer and also a year-round water source. The farm is made up of roughly 80 +/- acres of tillable ground, 60 +/- acres of pasture ground, and 20 +/- acres of trees and creek bottom, providing plenty of diversity and options for the new landowner. The tillable portion of the farm is currently planted to soybeans which will provide a nice return for the landowner, as well as a great food source for the deer and birds. The pasture ground has not recently been grazed and is in great shape. There is a 10 +/- acre watershed on the farm that is notorious for being loaded with ducks and geese all fall and winter long. The farm is an ideal setting to build your hunting cabin on with good access off of both E0550 rd on the north side and N2980 rd on the east side. If hunting big western Oklahoma whitetails and shooting limits of ducks and geese all fall long is what you want to do, you need to make the call on this place, it won't last long. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Tony Cerar at [\(918\) 671-8937](tel:9186718937).



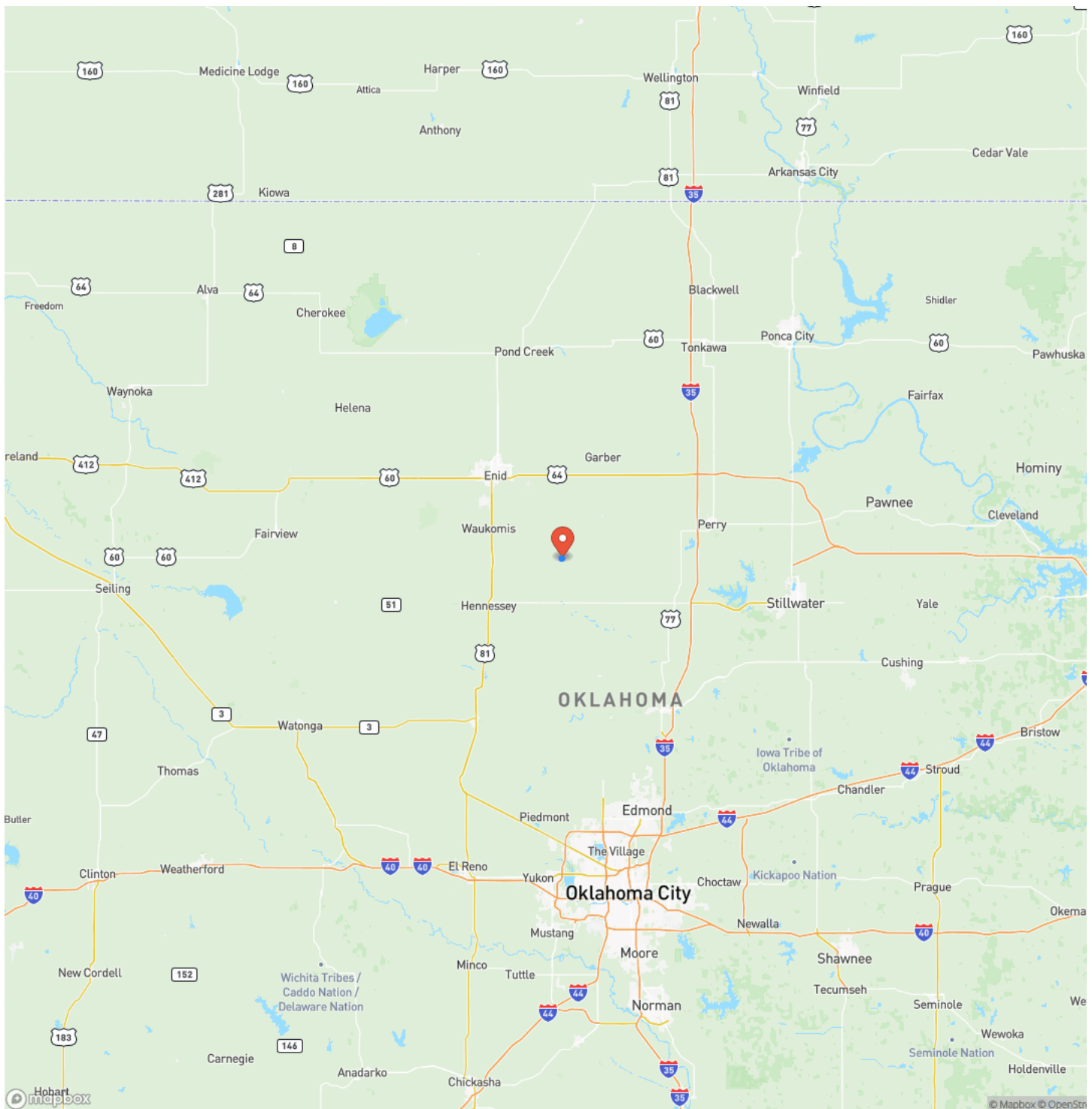
Wolf Creek Hunters Haven
Douglas, OK / Garfield County



Locator Map



Locator Map



Satellite Map



Wolf Creek Hunters Haven
Douglas, OK / Garfield County

LISTING REPRESENTATIVE

For more information contact:



Representative

Tony Cerar

Mobile

(918) 671-8937

Email

tony.cerar@arrowheadlandcompany.com

Address

City / State / Zip

Broken Arrow, OK 74012

NOTES

[illegible]

MORE INFO ONLINE:

www.arrowheadlandcompany.com

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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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