

Duck Roost Ranch
Leftwich St
Boley, OK 74829

\$1,200,000
303± Acres
Okfuskee County



Duck Roost Ranch
Boley, OK / Okfuskee County

SUMMARY

Address

Leftwich St

City, State Zip

Boley, OK 74829

County

Okfuskee County

Type

Undeveloped Land, Hunting Land, Ranches, Recreational Land,
Riverfront

Latitude / Longitude

35.457383 / -96.485519

Acreage

303

Price

\$1,200,000

Property Website

<https://arrowheadlandcompany.com/property/duck-roost-ranch-okfuskee-oklahoma/87441/>



PROPERTY DESCRIPTION

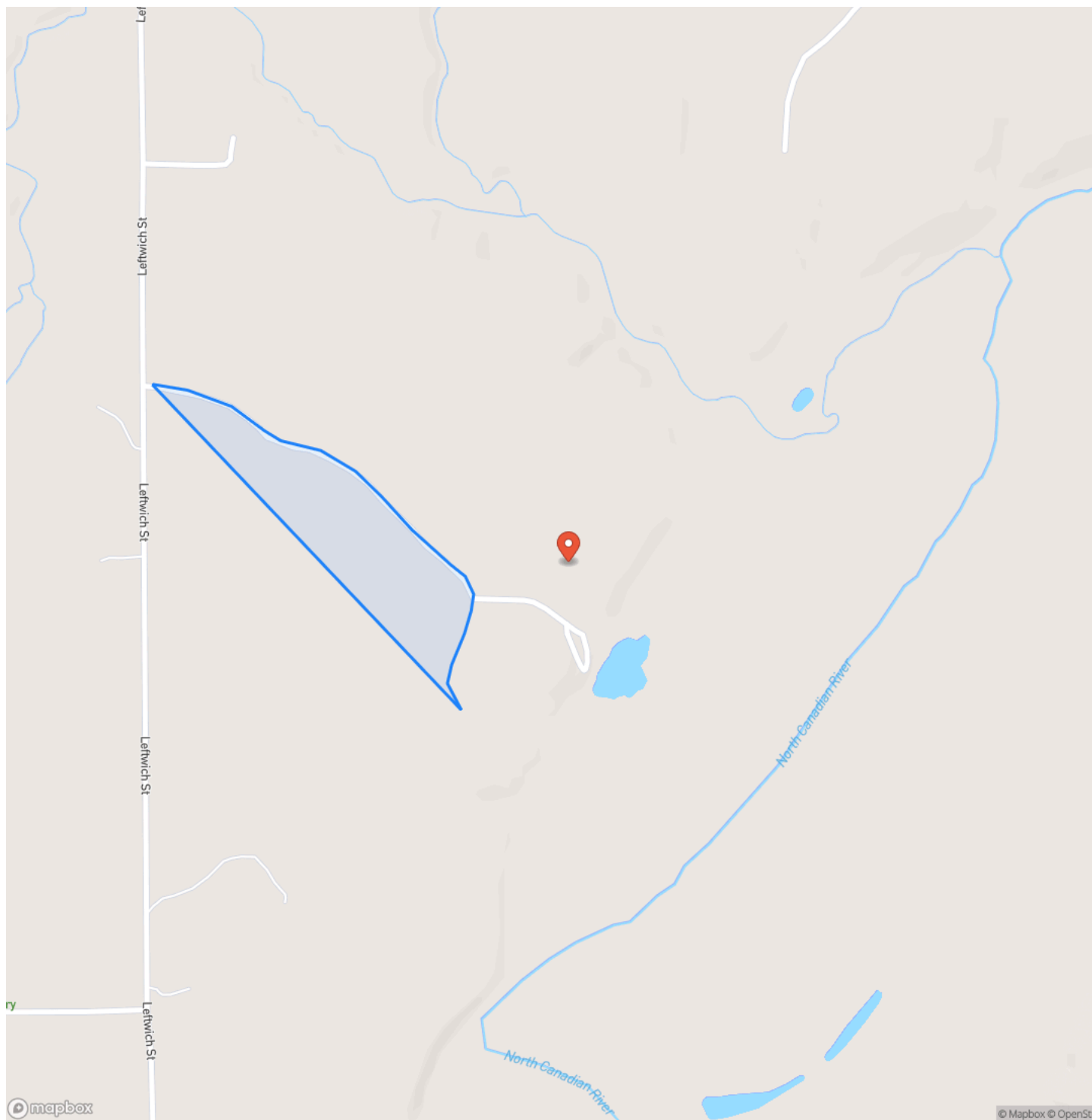
Welcome to Duck Roost Ranch, an extraordinary 303 +/- acre located in Okfuskee County! Nestled alongside the North Canadian River, this property is a true gem, offering an unparalleled blend of natural beauty, diverse wildlife, and prime hunting opportunities! Here's an in-depth look at what makes Duck Roost Ranch! At the heart of Duck Roost Ranch lies a meticulously maintained 20 +/- acre wetland, a haven for waterfowl hunters. This prime duck hunting area features lush marshlands, providing ideal habitat for a variety of duck species. Whether you're a seasoned hunter or a newcomer to the sport, the wetland offers thrilling duck hunting experiences throughout the season. The ranch's proximity to the North Canadian River is one of its standout features. This picturesque river frontage not only enhances the property's aesthetic appeal but also offers excellent opportunities for fishing and hunting. Duck Roost Ranch is a deer hunter's paradise. The property offers extensive areas for food plots, ensuring a thriving deer population. Strategically placed throughout the ranch, these food plots attract deer year-round, enhancing your hunting success. The dense timber areas are ideal for pursuing big bucks during the rut, with numerous mature trees providing perfect spots for tree stands. Exploring Duck Roost Ranch is a breeze thanks to its full trail system. These well-maintained trails meander through diverse landscapes, from open fields to dense woodlands, ensuring easy access to all hunting areas and scenic spots on the property. Whether you're on foot, horseback, or an ATV, the trail system provides a seamless way to navigate the ranch. Envision your dream home or hunting lodge at Duck Roost Ranch! The property offers multiple prime building sites, each with breathtaking views and tranquil surroundings. Imagine waking up to the sights and sounds of nature, with the North Canadian River flowing near and deer grazing in the distance. These sites are perfect for creating a private retreat, family estate, or a luxurious hunting lodge. The property is located just 5 +/- minutes from Boley, 15 +/- minutes from Prague and Okemah, and 45 +/- minutes from Shawnee. The listing agent has relation to the seller. The seller is a licensed real estate agent. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Owen Bellis at [\(918\) 367-7050](tel:9183677050).

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.

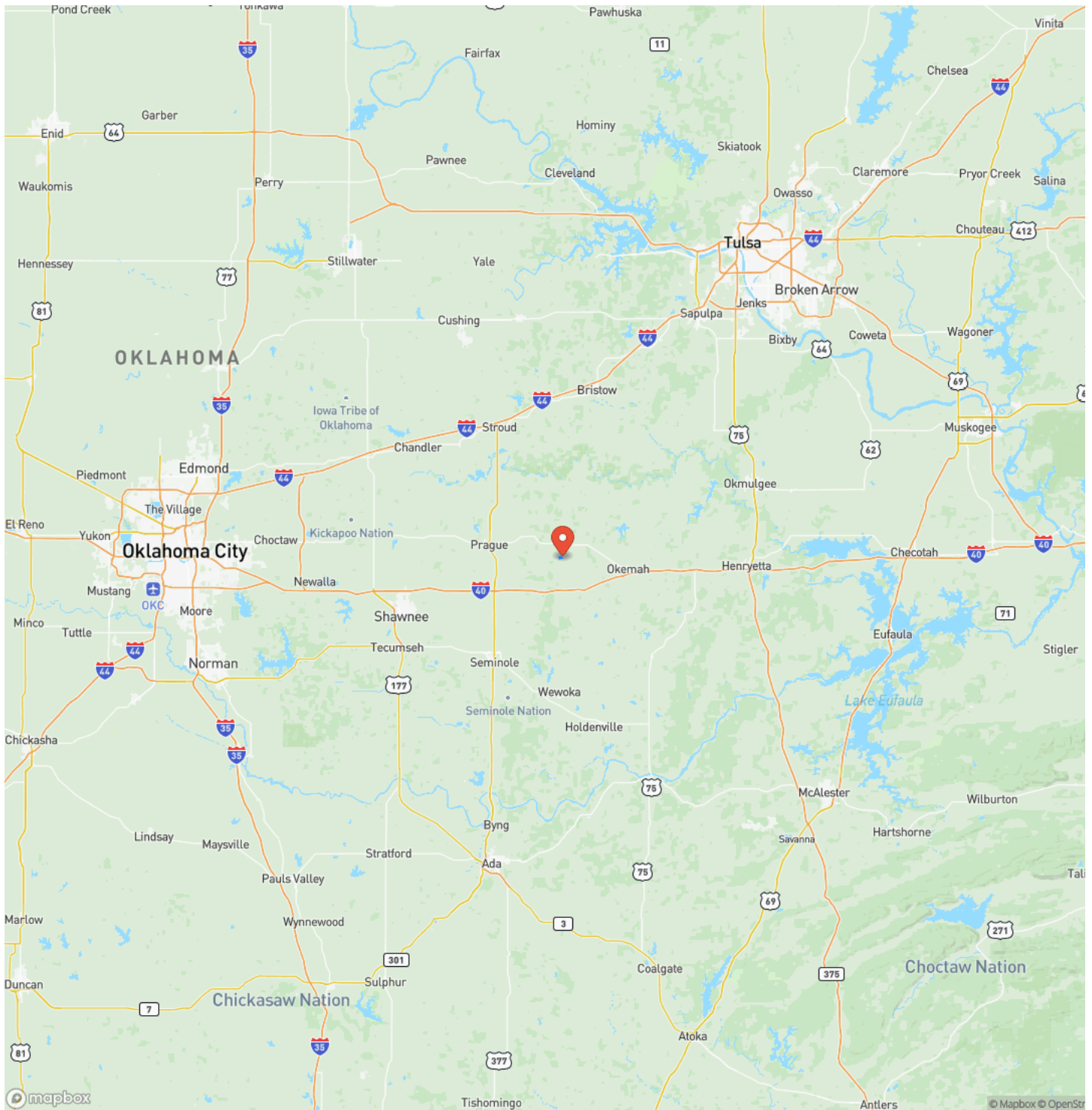
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Boley, OK / Okfuskee County



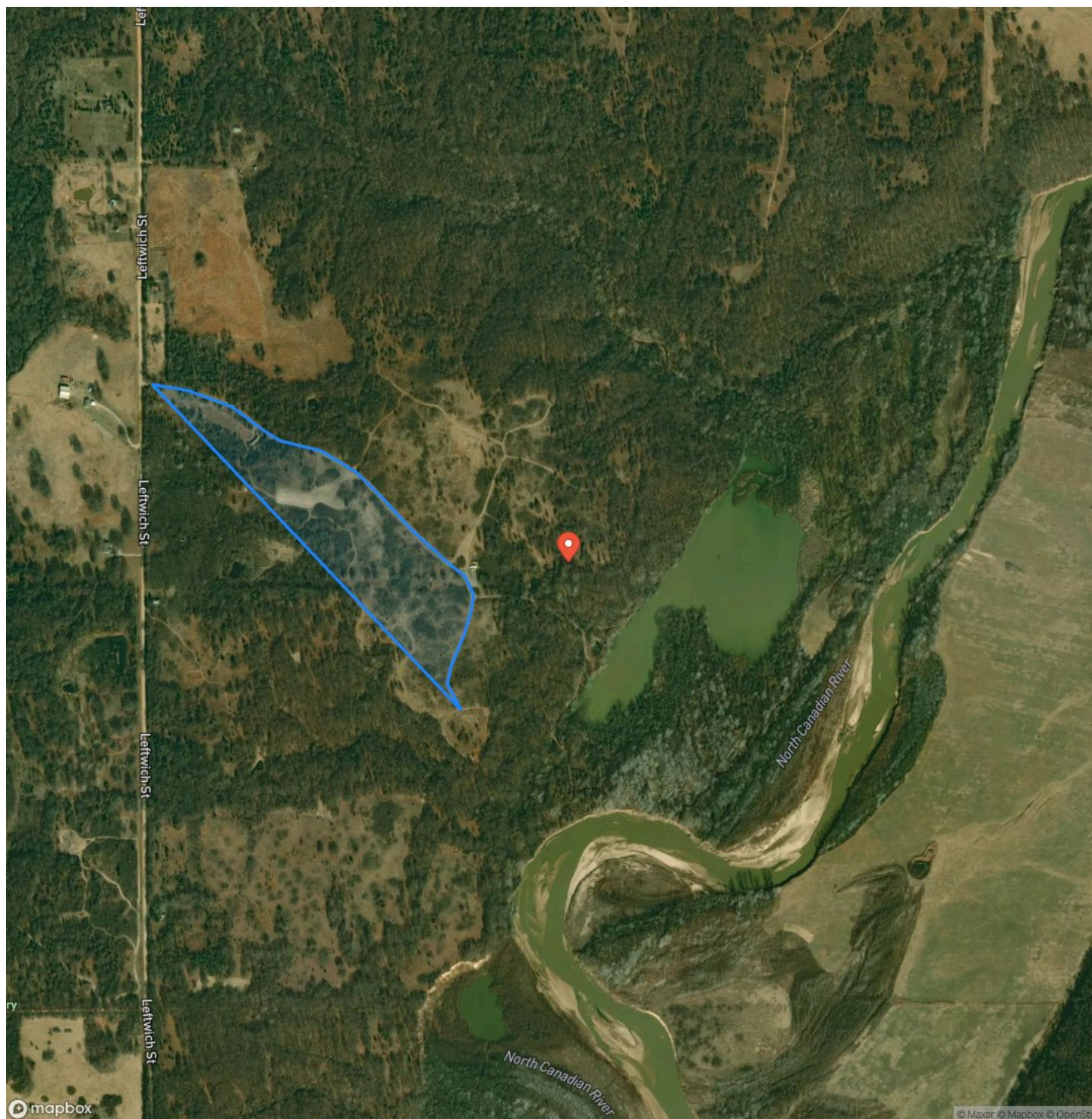
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Owen Bellis

Mobile

(918) 367-7050

Email

owen.bellis@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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www.arrowheadlandcompany.com

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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