

Investment and Hunting Opportunities

3900 Rd

Talala, OK 74080

\$199,000

37.430± Acres

Washington County



MORE INFO ONLINE:

www.arrowheadlandcompany.com

Investment and Hunting Opportunities Talala, OK / Washington County

SUMMARY

Address

3900 Rd

City, State Zip

Talala, OK 74080

County

Washington County

Type

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

Latitude / Longitude

36.4501 / -95.5481

Taxes (Annually)

82

Acreage

37.430

Price

\$199,000

Property Website

<https://arrowheadlandcompany.com/property/investment-and-hunting-opportunities-washington-oklahoma/30585/>



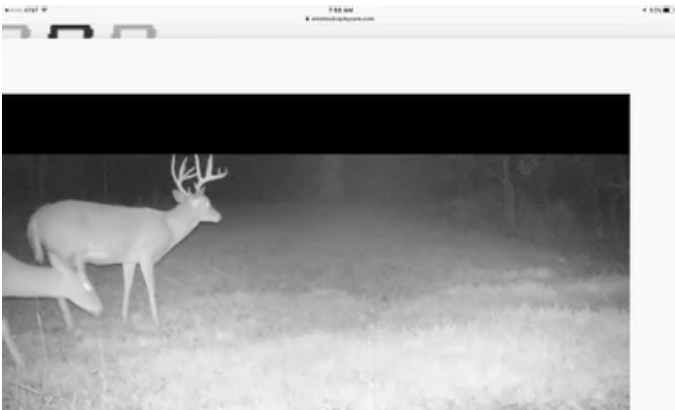
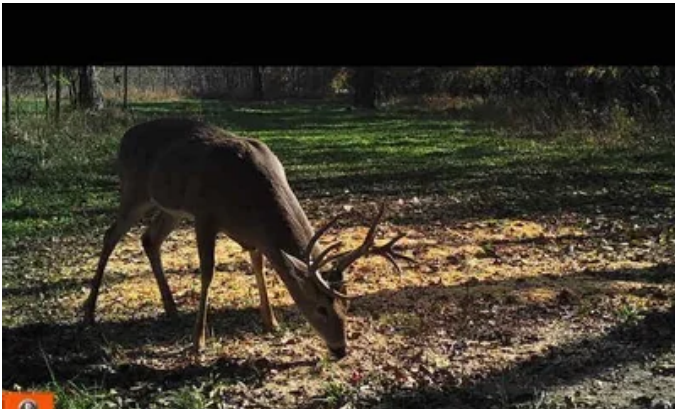
Investment and Hunting Opportunities Talala, OK / Washington County

PROPERTY DESCRIPTION

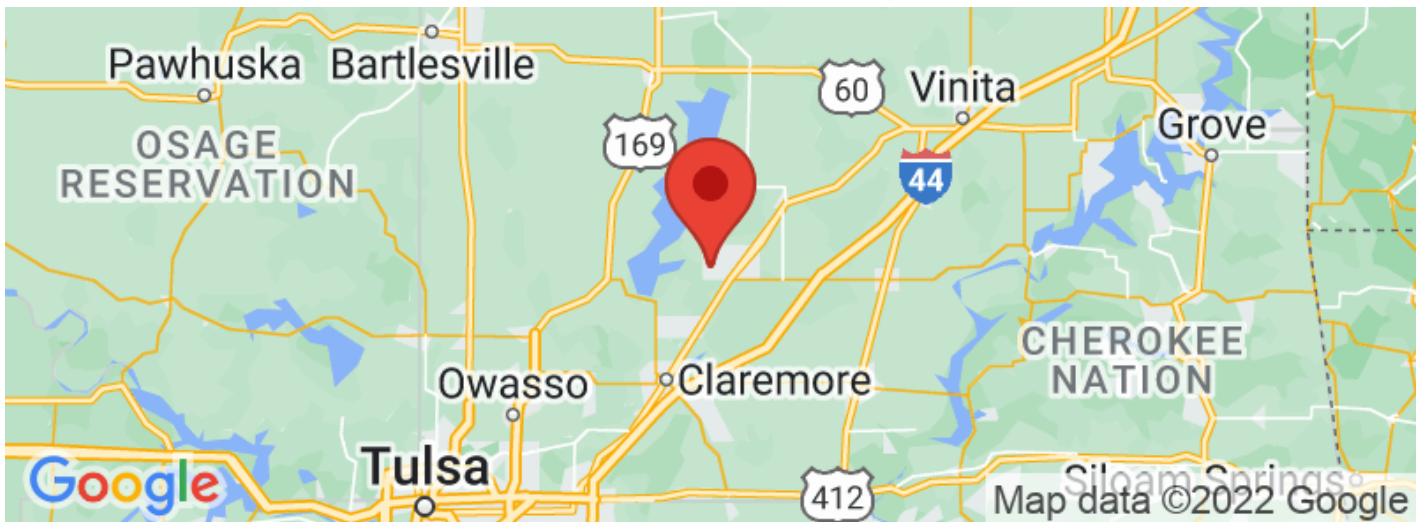
Looking for an investment to hedge against inflation that you and the family can enjoy today? Check out this 38 m/l acre tract. Just 2 miles north of the Tulsa County line, this one will provide you an excellent opportunity to harvest Caney River bottom whitetail bucks. Easy commute and easy access from US 75 or US 169. Approximately 25 acres of Class II soils to plant food plots, soy beans or a pecan orchard. This one will produce!



Investment and Hunting Opportunities Talala, OK / Washington County



Locator Maps



Aerial Maps



Investment and Hunting Opportunities
Talala, OK / Washington County

LISTING REPRESENTATIVE

For more information contact:



Representative

Chuck Bellatti

Mobile

(918) 859-2412

Email

chuck.bellatti@arrowheadlandcompany.com

Address

City / State / Zip

Ramona, OK 74061

NOTES



NOTES

This image shows a blank 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.

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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