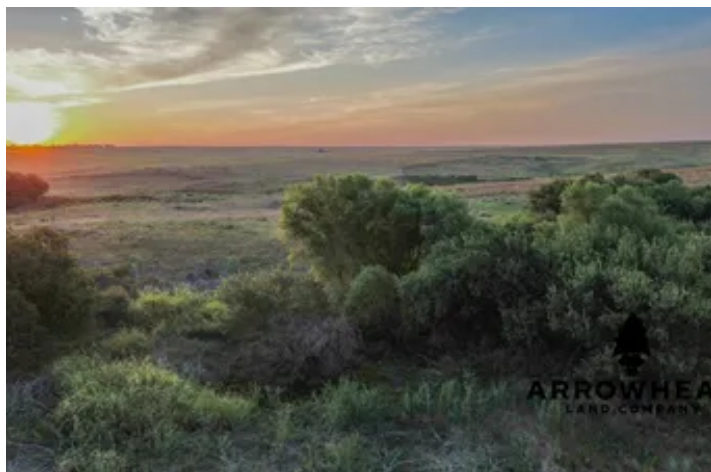


Indian Creek Ranch
N159 & E34 Road
Laverne, OK 73848

\$88,000
80± Acres
Beaver County



Indian Creek Ranch
Laverne, OK / Beaver County

SUMMARY

Address

N159 & E34 Road

City, State Zip

Laverne, OK 73848

County

Beaver County

Type

Undeveloped Land, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

36.510731 / -100.151953

Acreage

80

Price

\$88,000

Property Website

<https://arrowheadlandcompany.com/property/indian-creek-ranch-beaver-oklahoma/60496/>

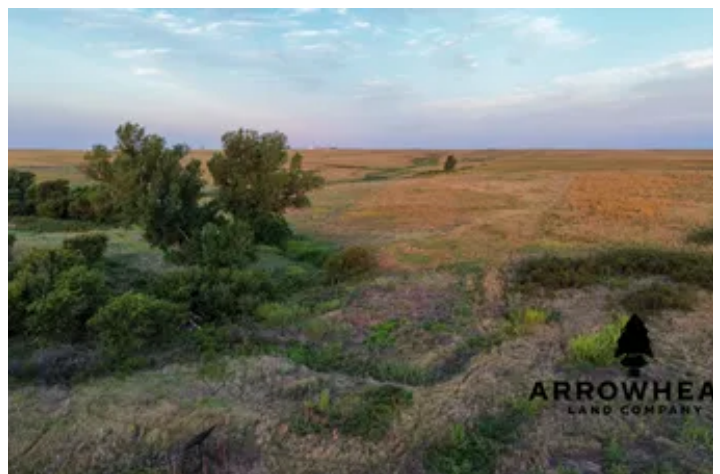


PROPERTY DESCRIPTION

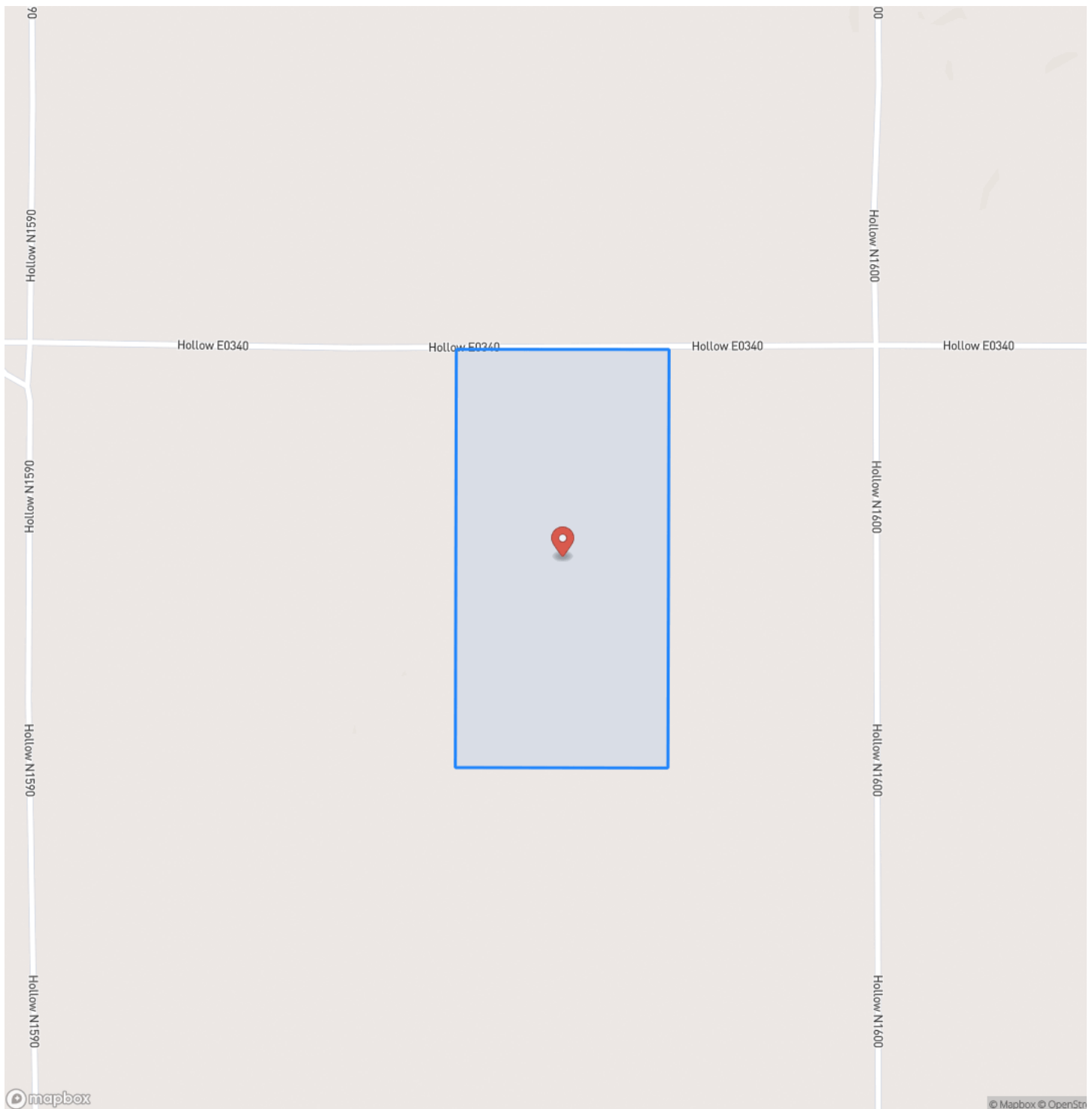
Introducing Indian Creek Ranch: 80 +/- acres of pristine recreational habitat loaded with mature bucks and all the doves you could possibly want. A beautiful seasonal creek winds through the majority of this property, creating great natural deer trails for rutting bucks. Along the creek, you will find several native tree species, such as Cottonwood, Sandbar Willow, and Hackberry, as well as some excellent wooded habitat for whitetail and upland game alike. The Sandhill Plums help break up the grassy landscape. The western portion of the tract is primarily made up of native grasses, perfect for bedding or possibly cattle. Located 25 +/- miles from Lavern, OK; 6 +/- miles from Follet, TX; and 10 +/- miles from Slapout, OK. All showings are by appointment only. If you would like more information or wish to schedule a private viewing, please contact Jared Moyer at [\(580\) 273-4220](tel:5802734220).



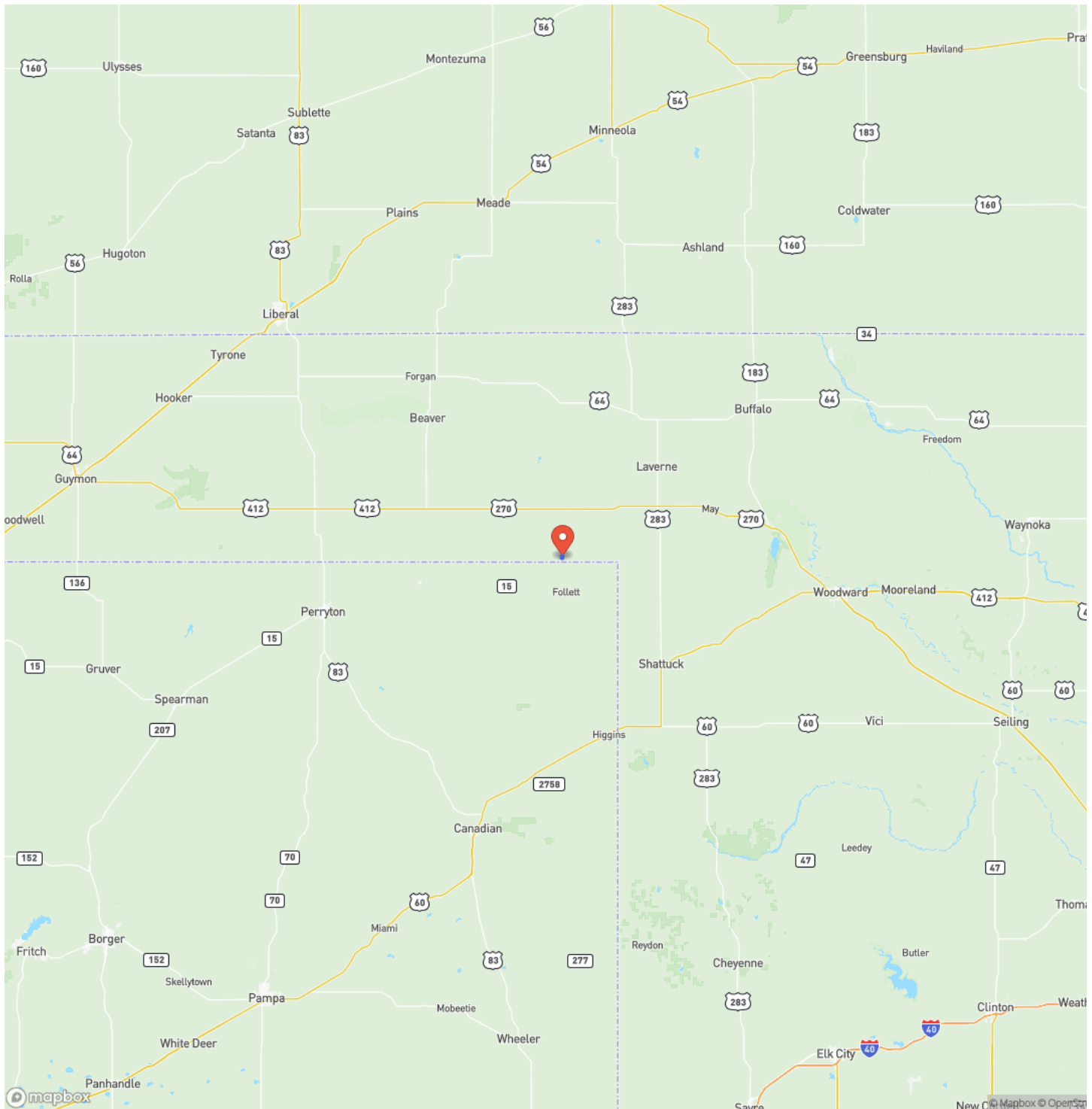
Indian Creek Ranch
Laverne, OK / Beaver County



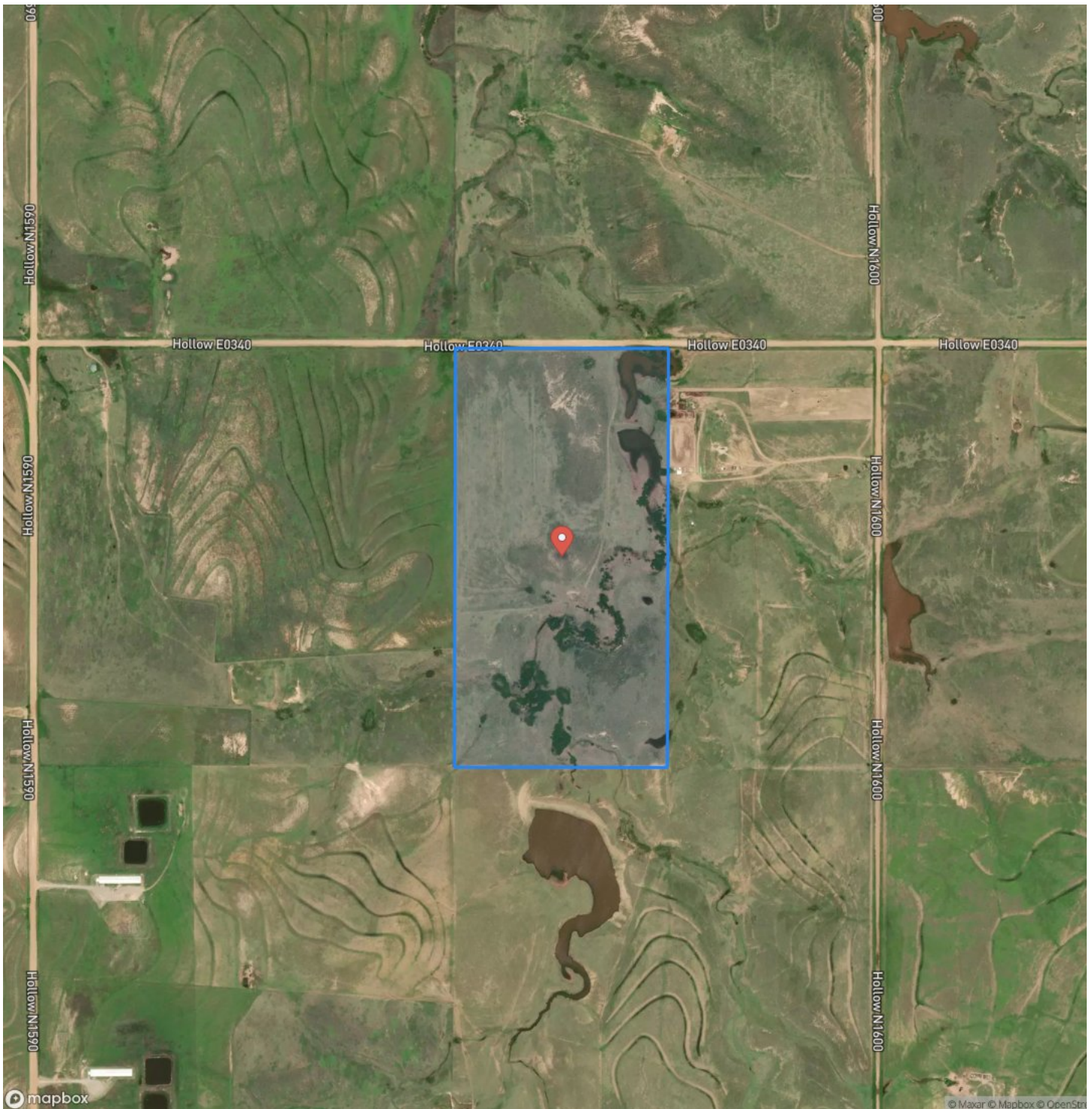
Locator Map



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

Gage, OK 73843

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.

[illegible]

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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