

Pecan Bottom Ranch
E 1060 RD
Henryetta, OK 74437

\$840,000
240± Acres
Okmulgee County



Pecan Bottom Ranch
Henryetta, OK / Okmulgee County

SUMMARY

Address

E 1060 RD

City, State Zip

Henryetta, OK 74437

County

Okmulgee County

Type

Undeveloped Land, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

35.481801 / -95.910817

Acreage

240

Price

\$840,000

Property Website

<https://arrowheadlandcompany.com/property/pecan-bottom-ranch-okmulgee-oklahoma/77743/>



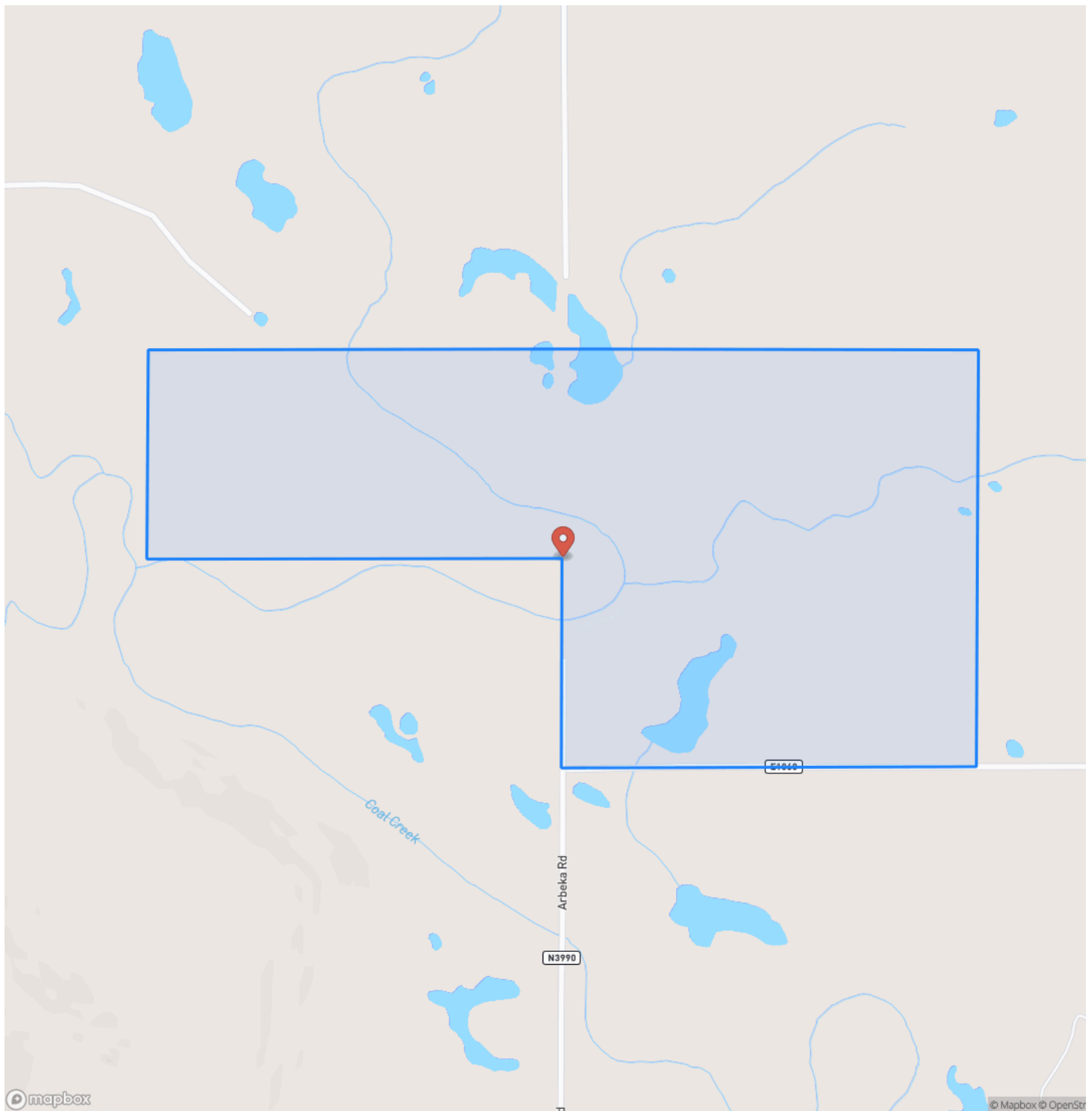
PROPERTY DESCRIPTION

Nestled in the heart of Okmulgee County, Oklahoma, Pecan Bottom Ranch offers 240 +/- acres of prime land ideal for hunting! This property offers an incredible combination of natural beauty, abundant wildlife, and excellent opportunities for development. A beautiful wet weather creek flows out of the Deep Fork River, enhancing the property with seasonal water features that attract wildlife and provide natural irrigation for the land. The property is graced by a stunning pecan bottom, offering not only aesthetic beauty but also rich soil, perfect for food plot development and supporting a diverse range of wildlife. A 3.5 +/- acre pond loaded with bass and a 3 +/- acre pond provide excellent fishing opportunities for anglers seeking a peaceful and rewarding environment. The ranch is a haven for hunters, offering phenomenal deer, turkey, and waterfowl hunting. The diverse habitat and water features create perfect conditions for a variety of game, with ideal locations for hunting during the rut and numerous spots to plant lush food plots. With several prime spots to flood, this property is perfect for developing waterfowl habitats, ensuring great opportunities for duck hunting and other waterfowl species. The ranch offers excellent bedding areas for wildlife, providing sanctuary and support for local populations throughout the year. There are numerous locations to develop your dream build site, with power already available at the road, making it convenient for constructing a permanent residence or cabin. Easy access to local amenities in Henryetta and Okmulgee, while offering privacy and seclusion on your own expansive property. This property touches the Deep Fork WMA that is limited to only a few people who draw a tag every year. The Deep Fork River boat ramp is only a mile down the road offering easy access to the river! Pecan Bottom Ranch is a rare gem offering a perfect balance of recreational possibilities and prime hunting. Whether you are looking to build a secluded retreat, invest in hunting land, or simply enjoy the rich diverse environment, this 240 +/- acre property is a must see. Located just 5 +/- mins from Dewar, 15 +/- mins from Henryetta, and 25 +/- mins from Okmulgee, and only 1 +/- hour from Tulsa and 1 hour and 30 +/- mins from Oklahoma City! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Hunter Bellis at [\(539\) 238-7693](tel:539-238-7693) or Will Bellis at [\(918\) 978-9311](tel:918-978-9311).

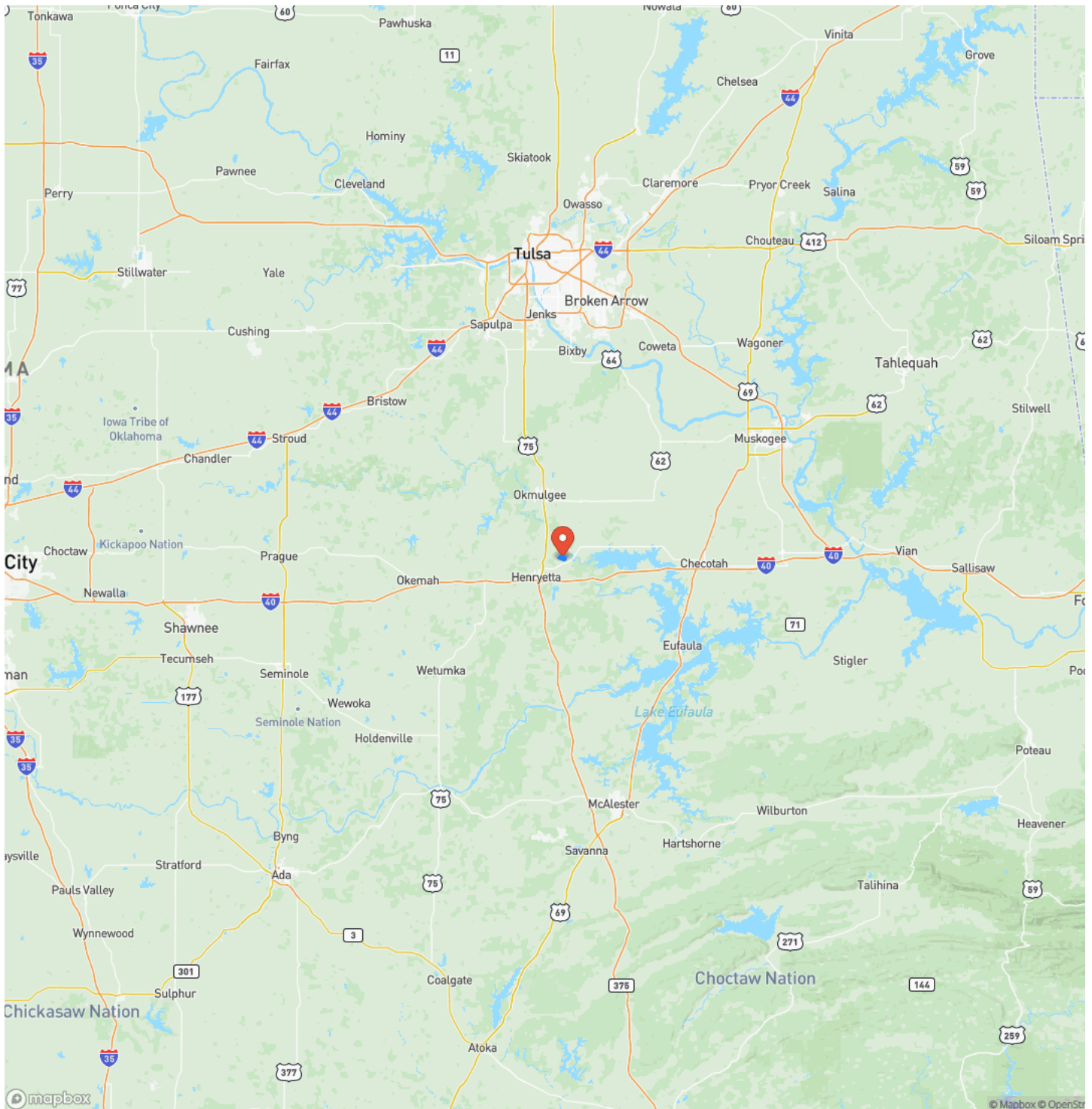
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Henryetta, OK / Okmulgee County



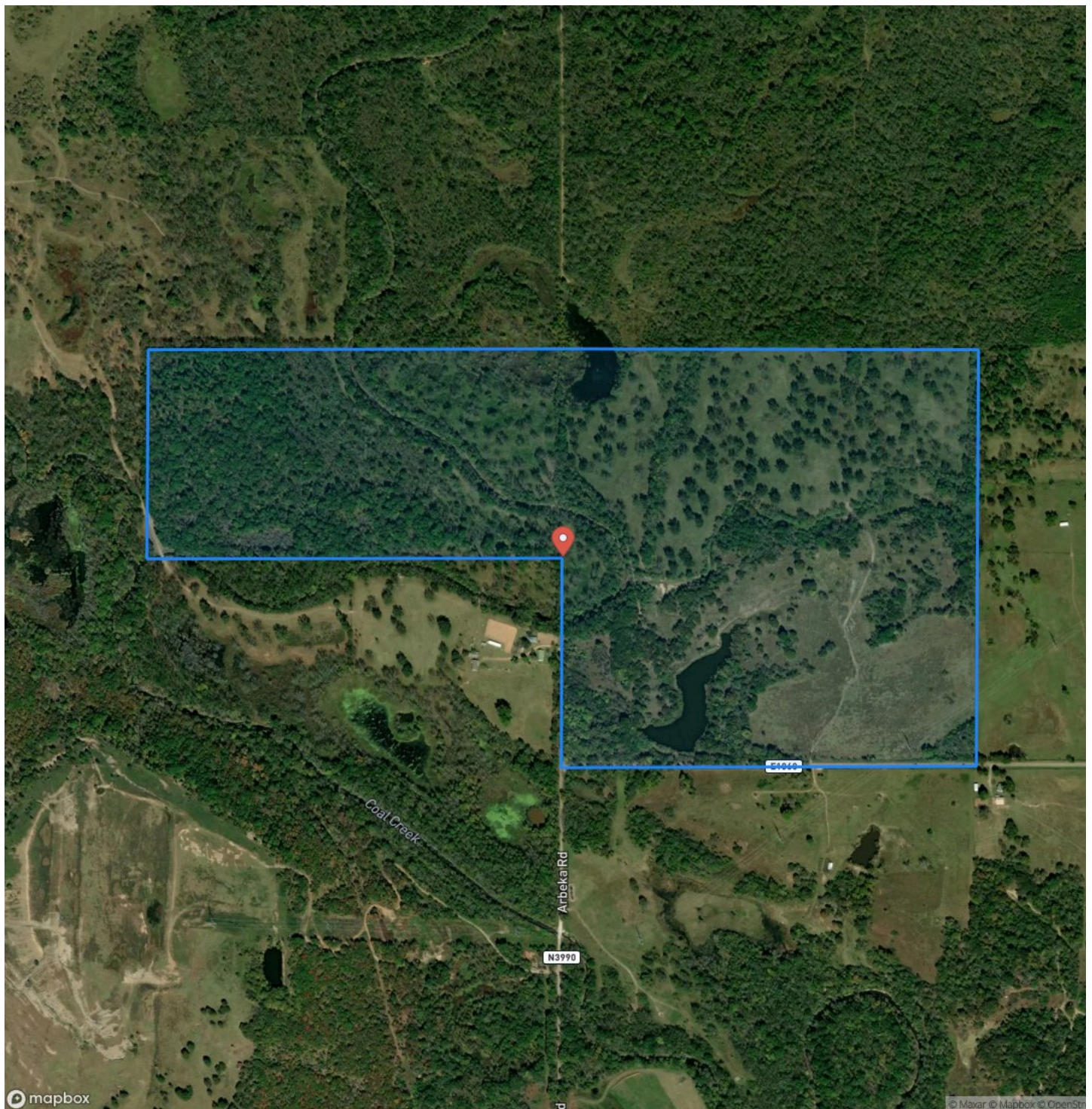
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Hunter Bellis

Mobile

(539) 238-7693

Email

hunter.bellis@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

[illegible]

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.



www.arrowheadlandcompany.com

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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