

North Rock Creek Ranch
00 Haskell St Rd
Elmore City, OK 73433

\$421,200
108± Acres
Garvin County



North Rock Creek Ranch
Elmore City, OK / Garvin County

SUMMARY

Address

00 Haskell St Rd

City, State Zip

Elmore City, OK 73433

County

Garvin County

Type

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

Latitude / Longitude

34.6107 / -97.3902

Acreage

108

Price

\$421,200

Property Website

<https://arrowheadlandcompany.com/property/north-rock-creek-ranch-garvin-oklahoma/112789/>

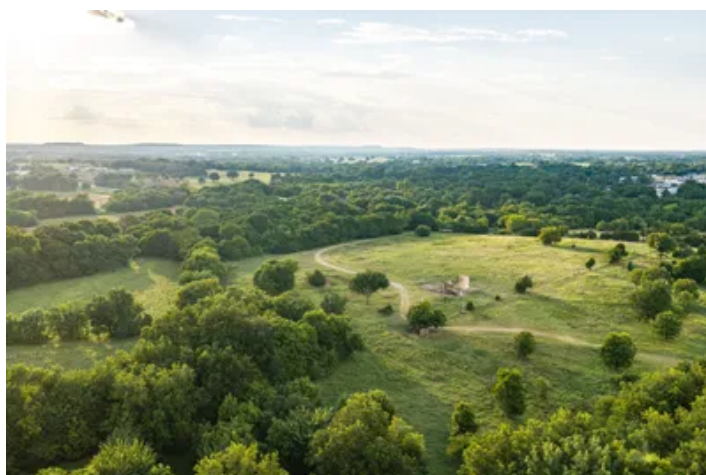
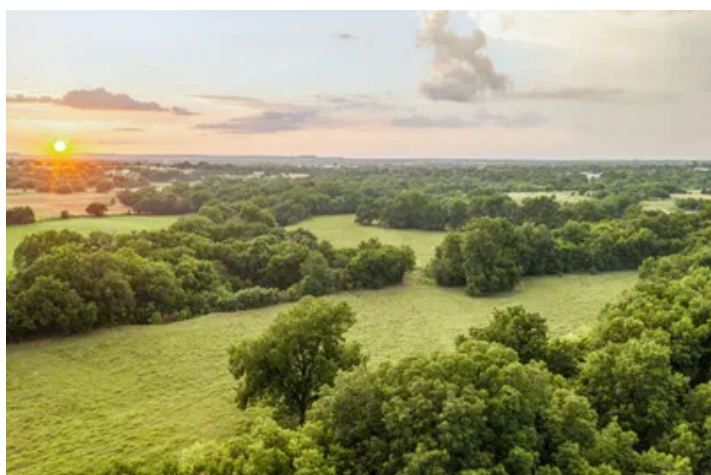


PROPERTY DESCRIPTION

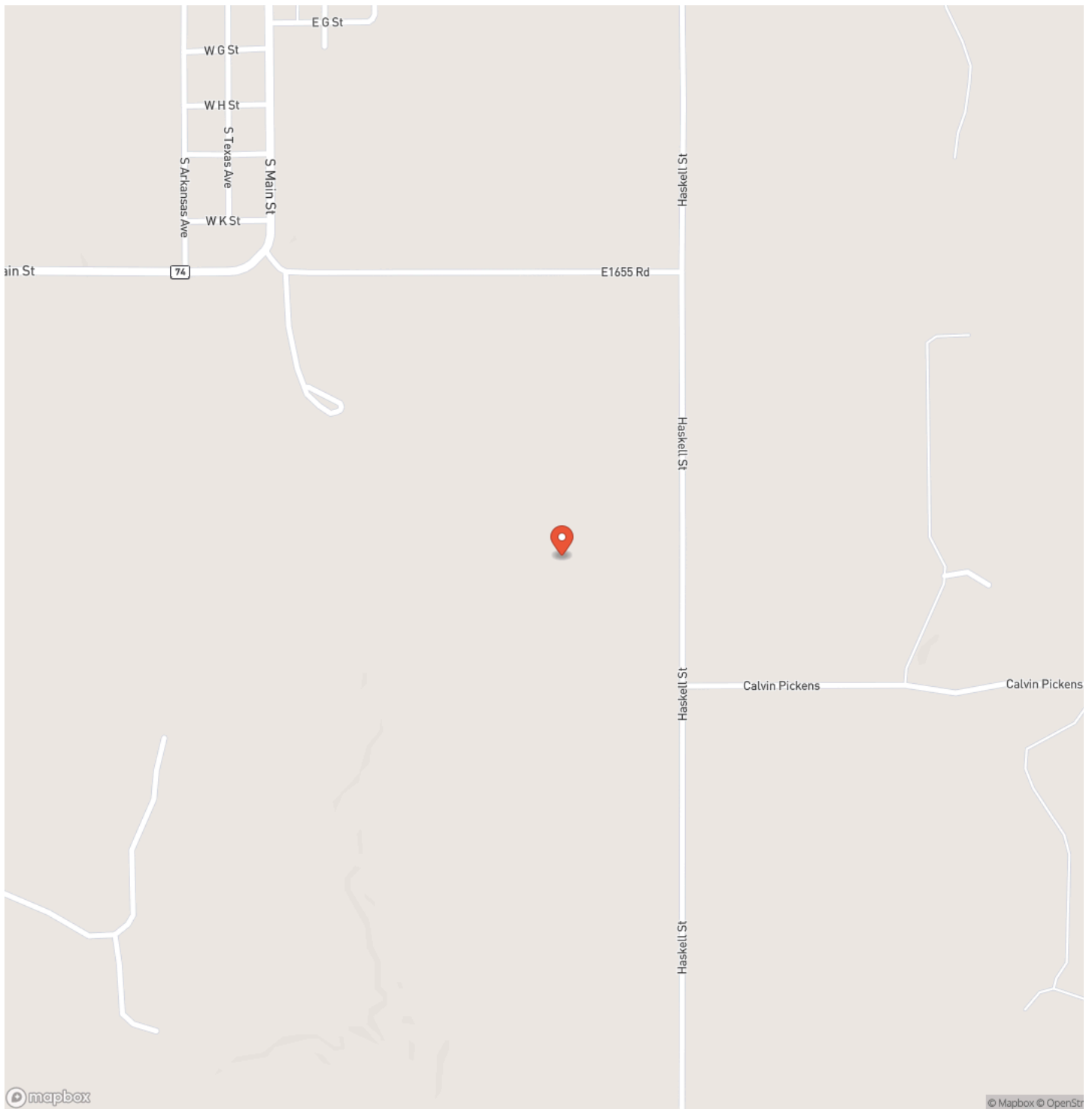
Located in Garvin County, Oklahoma, this 108 +/- acre property offers the opportunity to enjoy some of the best features Oklahoma land has to offer. The landscape is made up of mature hardwood timber, scattered openings, and thick native cover that give the property plenty of character while creating exceptional habitat for wildlife. Large oak trees are scattered throughout the property, producing an abundant acorn crop that helps attract and hold whitetail deer, turkey, and other native game. Established stands of switchgrass provide outstanding bedding cover for deer, while the mature timber and dense security cover encourage wildlife to remain on the property year-round. Several ponds provide dependable water sources, and the natural layout of the property creates excellent opportunities for both rifle and bow hunting. The mature hardwood timber also provides outstanding roosting habitat for the area's healthy turkey population. The property is equally suited for agricultural use. Open pockets throughout the timber provide quality grazing opportunities for cattle while still maintaining excellent wildlife habitat. Paved road frontage offers convenient access, and with utilities nearby, there are several locations that would make excellent homesites for a country home or weekend getaway. This is the kind of property that can be enjoyed for years to come, whether you're spending time in the woods during hunting season, running livestock, or building a home in a peaceful country setting. Located just 1 +/- mile from Elmore City, 12 +/- miles from Pauls Valley, 55 +/- miles from Oklahoma City, and 125 +/- miles from the Dallas-Fort Worth metroplex.

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.

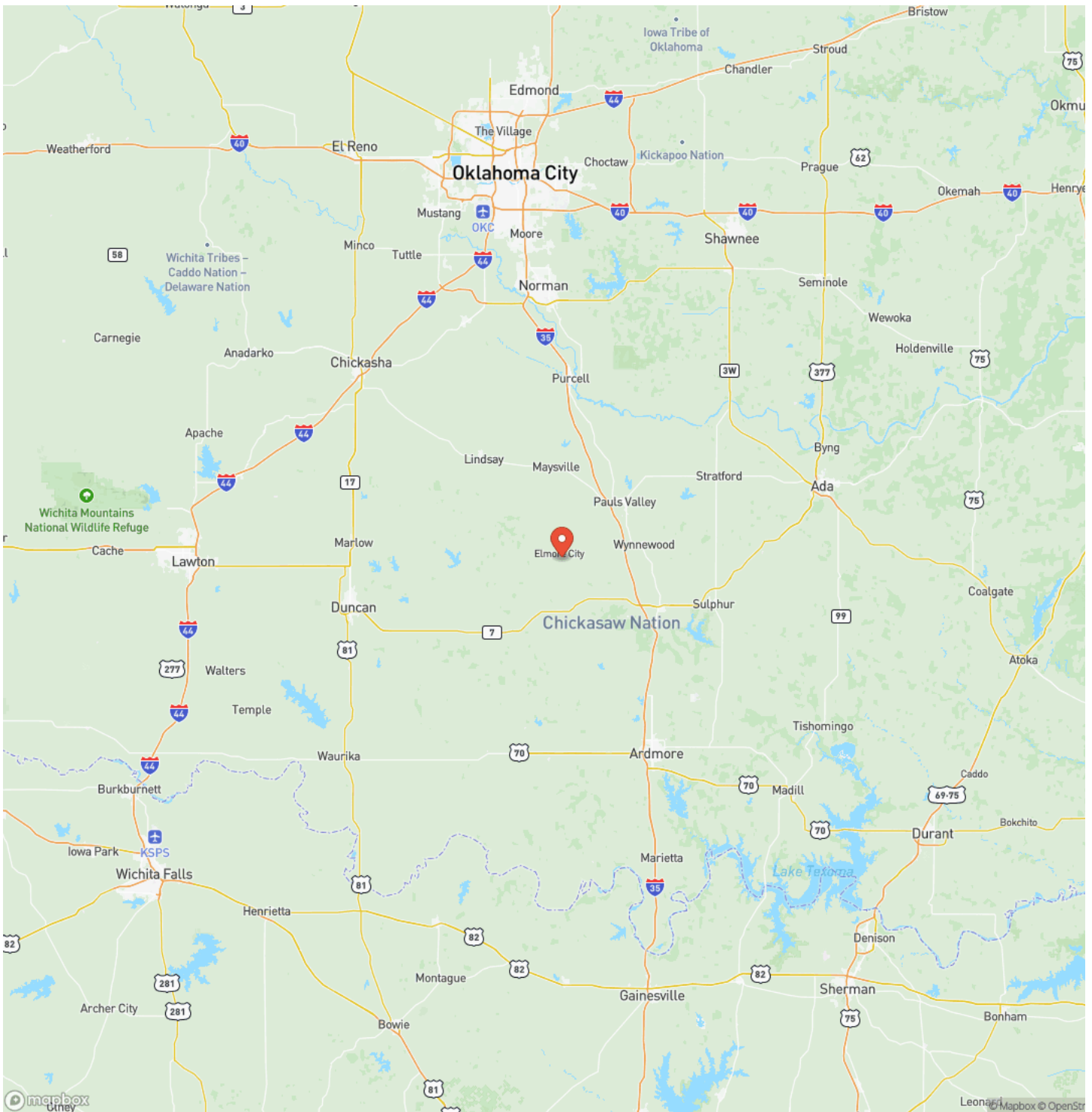
North Rock Creek Ranch
Elmore City, OK / Garvin County



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 blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



<https://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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