

Excellent Small Acreage Timber and Build Site
10330 S 417th West Ave
Mannford, OK 74044

\$75,000
17± Acres
Creek County



Excellent Small Acreage Timber and Build Site Mannford, OK / Creek County

SUMMARY

Address

10330 S 417th West Ave

City, State Zip

Mannford, OK 74044

County

Creek County

Type

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

Latitude / Longitude

36.014 / -96.4629

Acreage

17

Price

\$75,000

Property Website

<https://arrowheadlandcompany.com/property/excellent-small-acreage-timber-and-build-site-creek-oklahoma/35903/>



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PROPERTY DESCRIPTION

PRICE REDUCED!! Just off of Hwy 33 sits an amazing 17+/- acres of open land that provides you with an opportunity to build along with th timber that is great for the wildlife giving you hunting opportunities as well. Sitting right in the middle near Drumright, Mannford, and Bristow, the location could not get any better. There is electricity that runs right through the property. On the south side of the property, there is a small area that already dips in that could be a great location to build a pond. With having multiple spots to choose from to buil home or a getaway cabin, this property is nothing short of excellent. There are plenty of deer trails and tracks that scatter the property. Through the thick timber, there is a live water creek that is a great water source for wildlife.

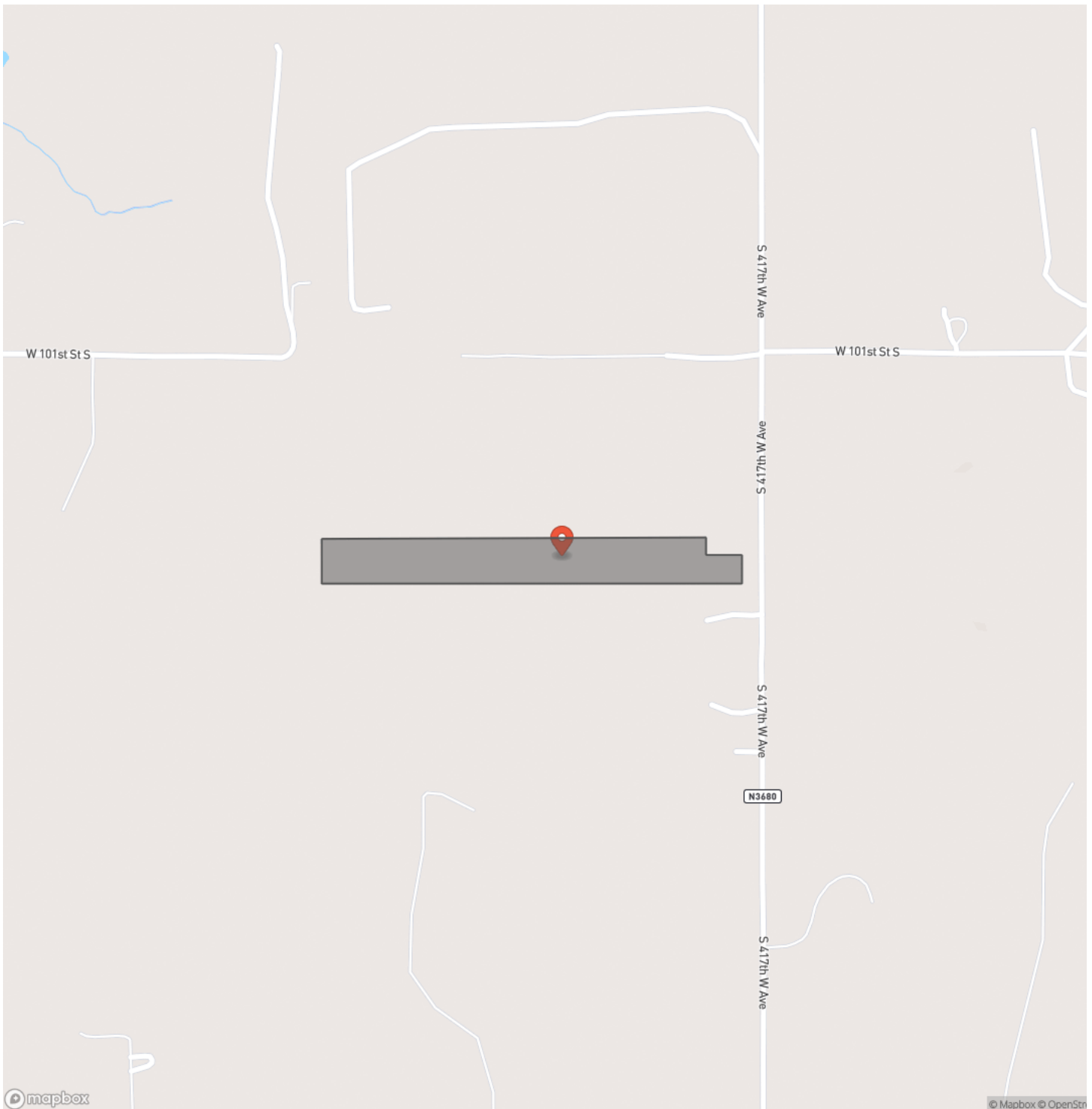
Don't let a great deal like this one slip by you! If you are interested in a private showing or have any questions, please call Will Bellis at [\(918-978-9311\)](tel:918-978-9311).



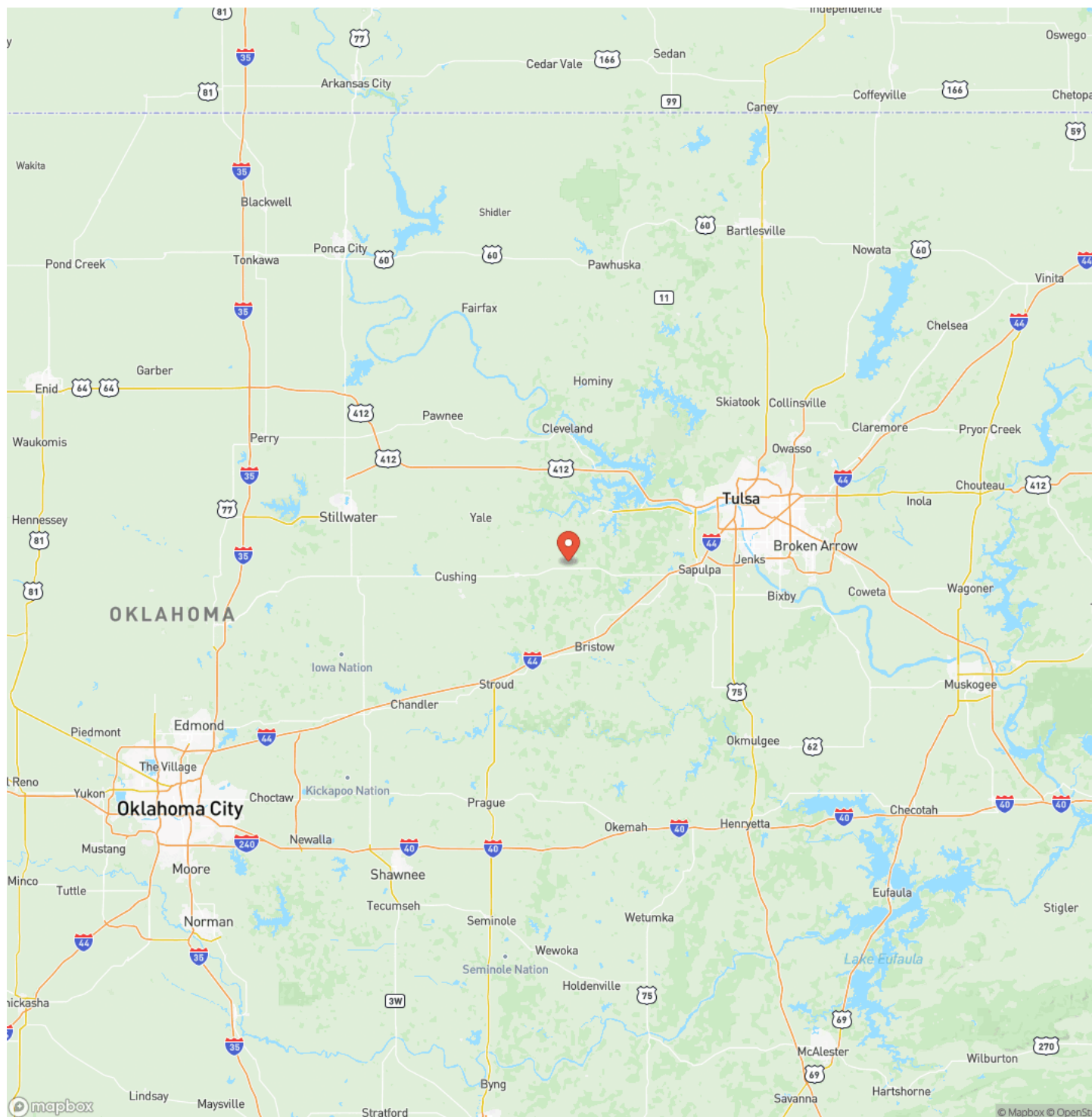
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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Will Bellis

Mobile

(918) 978-9311

Office

(580) 319-2202

Email

will.bellis@arrowheadlandcompany.com

Address

City / State / Zip

Kellyville, OK 74039

NOTES

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MORE INFO ONLINE:

www.arrowheadlandcompany.com

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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 relation 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.



Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(405) 415-5977
www.arrowheadlandcompany.com

