

Live Water Creek Hunting/Cattle Ground
Boat Ramp Road, Tract 12
Eufaula, OK 74432

\$616,000
220± Acres
Pittsburg County



Live Water Creek Hunting/Cattle Ground Eufaula, OK / Pittsburg County

SUMMARY

Address

Boat Ramp Road, Tract 12

City, State Zip

Eufaula, OK 74432

County

Pittsburg County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

35.156 / -95.4862

Acreage

220

Price

\$616,000

Property Website

<https://arrowheadlandcompany.com/property/live-water-creek-hunting-cattle-ground-pittsburg-oklahoma/38904/>



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PROPERTY DESCRIPTION

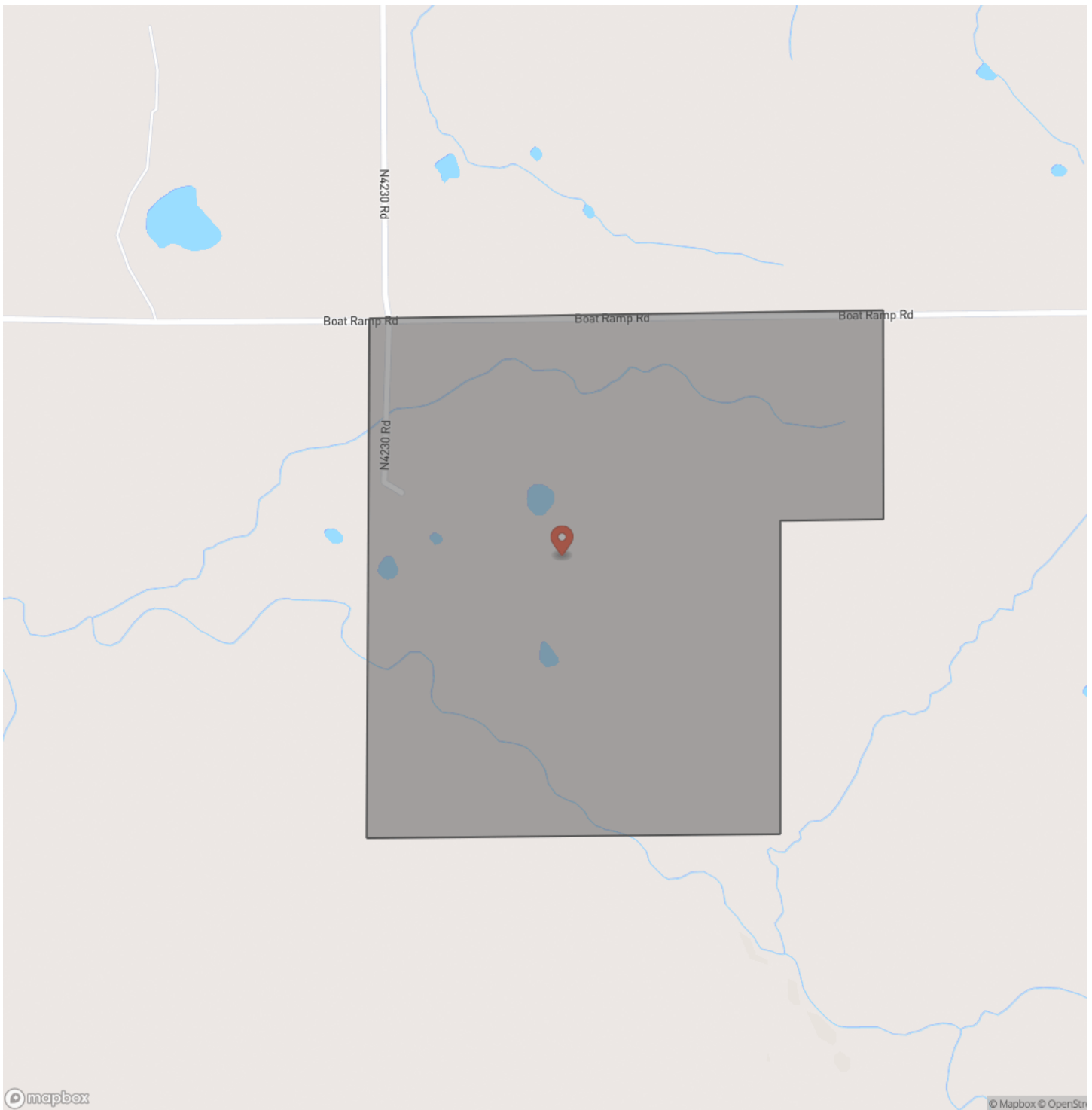
PRICE REDUCED! Welcome to this stunning 220-acre farm located in the heart of Pittsburg County, Oklahoma. This property offers the perfect opportunity for those looking for a return on investment with acres of beautiful hay meadows ready to be utilized. Additionally, the large creek and five ponds provide a consistent water source, making it perfect for grazing cattle. The property features gravel road frontage, making it easily accessible and convenient for transportation. The land offers a great opportunity for hunting enthusiasts, with excellent deer and hog hunting available on the property. With potential home build locations, you can create your own dream home and enjoy the serenity and tranquility that this property offers. Situated in close proximity to Lake Eufaula, this property offers an exceptional opportunity to take advantage of all that the lake has to offer, including fishing, boating, and other recreational activities. Additionally, the property is located only 30 minutes from Eufaula, Oklahoma, and just 45 minutes from McAlester, Oklahoma, providing easy access to amenities and conveniences. With its great location, natural beauty, and abundant resources, this property presents a once-in-a-lifetime opportunity to own a piece of Oklahoma's finest land. So don't miss out on this unique chance to own your own slice of paradise. Contact Will Bellis at [\(918\) 978-9311](tel:9189789311) today to schedule a viewing and start the journey towards making this property yours!



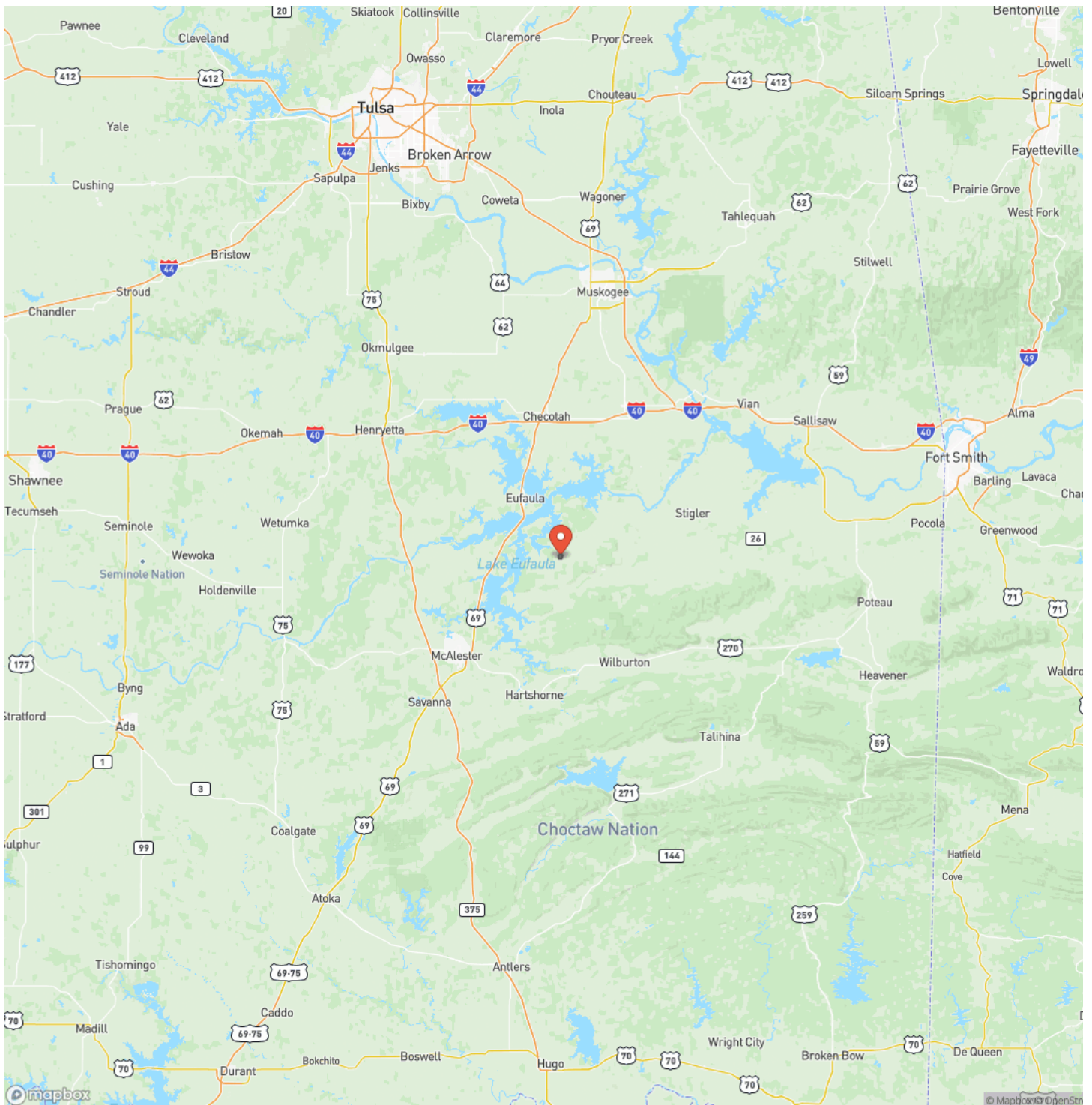
Live Water Creek Hunting/Cattle Ground
Eufaula, OK / Pittsburg County



Locator Map



Locator Map



Satellite Map



Live Water Creek Hunting/Cattle Ground

Eufaula, OK / Pittsburg County

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

