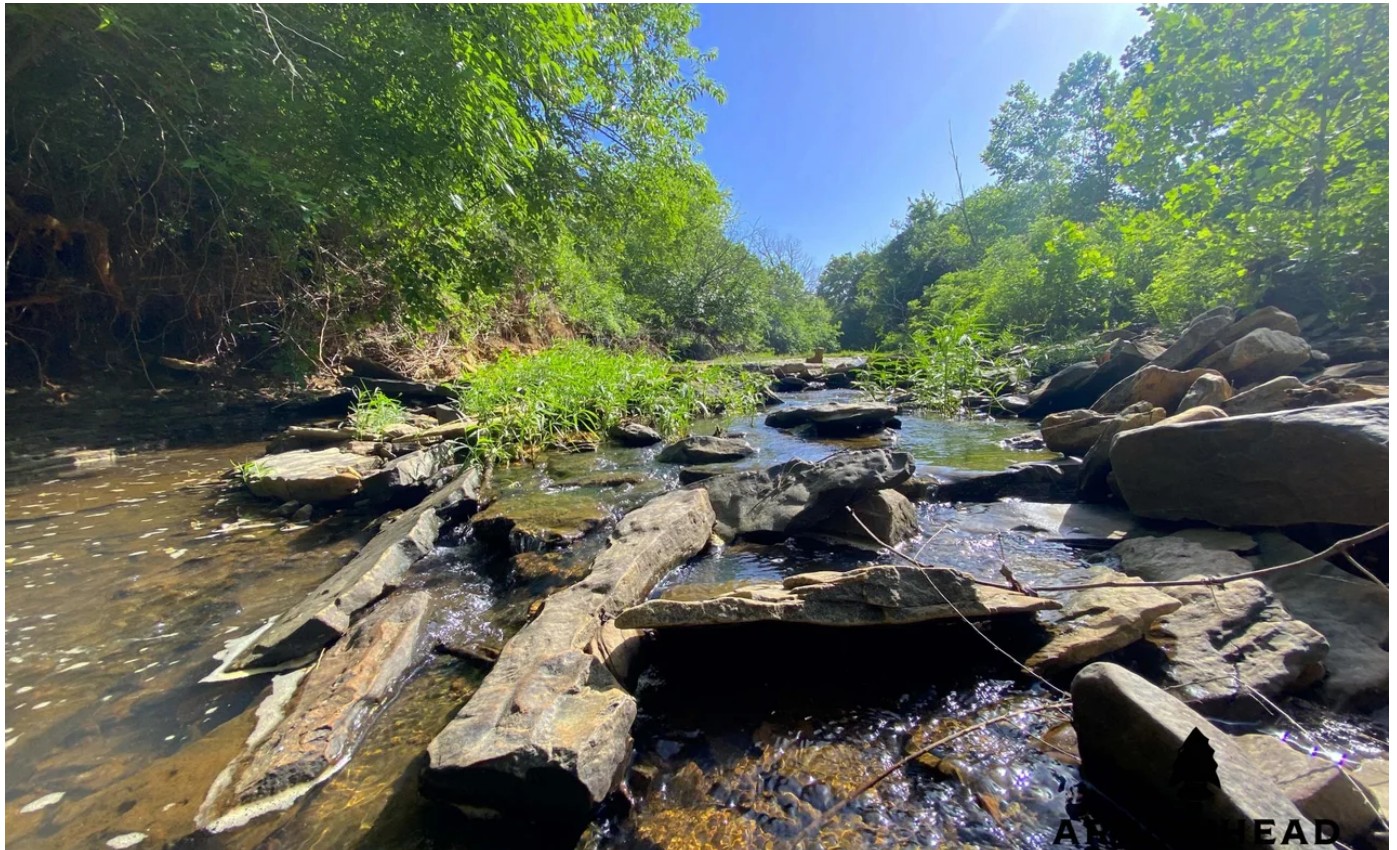


House/Lick Creek Corridor
Boat Ramp Rd
Quinton, OK 74561

\$459,000
170± Acres
Pittsburg County



House/Lick Creek Corridor Quinton, OK / Pittsburg County

SUMMARY

Address

Boat Ramp Rd

City, State Zip

Quinton, OK 74561

County

Pittsburg County

Type

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

Latitude / Longitude

35.154494 / -95.495366

Acreage

170

Price

\$459,000

Property Website

<https://arrowheadlandcompany.com/property/house-lick-creek-corridor-pittsburg-oklahoma/29181/>

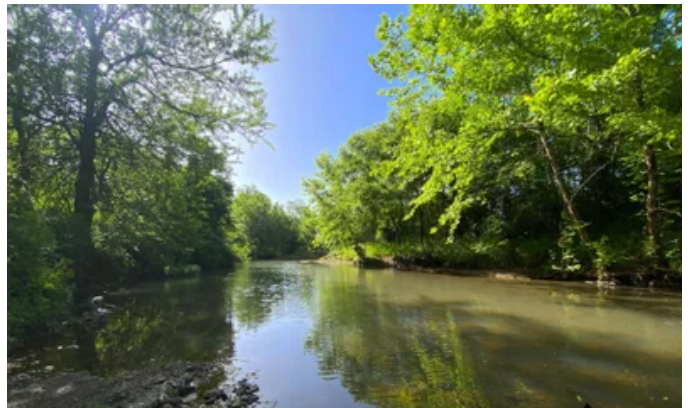


PROPERTY DESCRIPTION

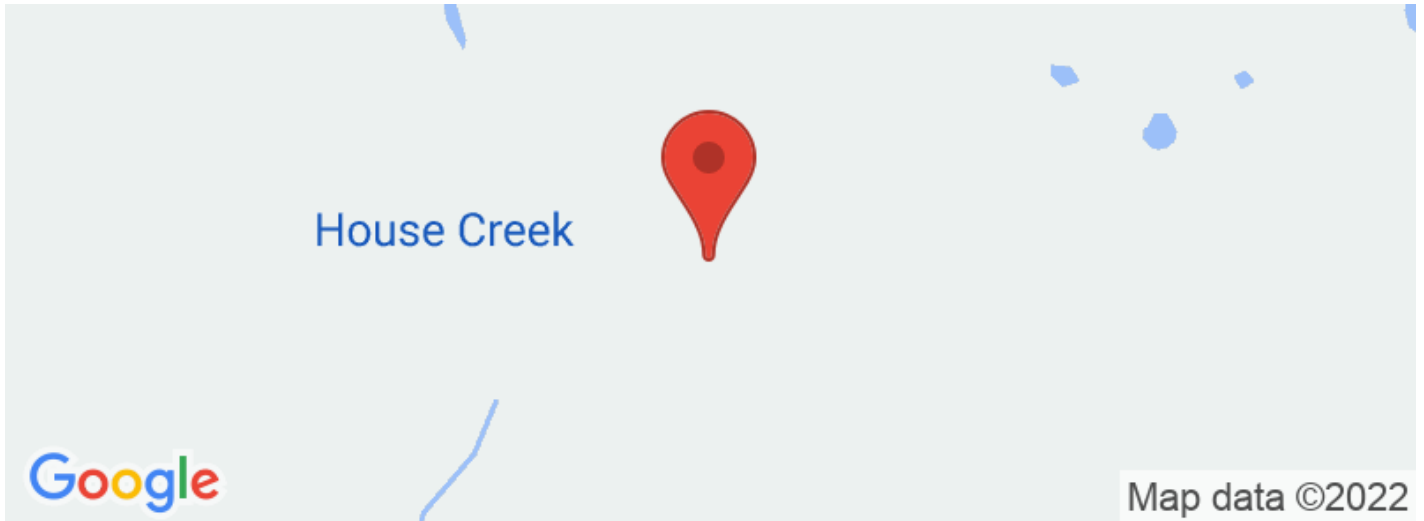
If you are in the market to own a hunting property where you are given the freedom to manage it however you please, or to own your own cattle this property is the one for you. If you want the opportunity to do both of these, then this property is not one you want to let get by you. Located in Pittsburg County, you are only about 25 miles from Lake Eufaula and the town of Eufaula where you have the chance to do some open water fishing or buy any essentials you may need for the day. You are about 20 miles from Arrowhead State Park which is on Lake Eufaula. Here you are able to do all sorts of recreational activities such as boating, hiking, biking, and even golf. If you decide running cattle is what interests you most, after a beautiful morning of feeding cattle you can go spend the day at the lake either soaking up some sun, getting some exercise or enjoying the great outdoors. The town of Quinton, Oklahoma is only about 8 miles from the farm allowing you a quick trip for fuel or food. What makes this property so unique is the separation it has from cattle pasture to hunting ground. There is a barbed wire fence separating the open pasture from the creek bottoms and timber. Through a well-kept steel gate, there is a small trail system that takes you right down to the beautiful rocky creek bottoms. From there it opens up to secluded native grass fields with small sections of thick brush and timber throughout it. There is a wonderful opportunity to transform parts of these fields into lush food plots. This will provide a quality food source for wildlife. With the addition of food plots, the wildlife will be able to travel from cover to their food and water with the creek being a good water source. Having the thick timbers around, the wildlife will feel safe traveling back and forth. This property allows you to raise the cattle you have always dreamed of along with managing mature whitetails all at the same time. For the size the property is, the versatility is not something you come by all the time. With great opportunity to earn some income from the use of this farm or satisfying your recreational needs, don't waste any time on experiencing it for yourself. If you are interested in a private showing or having any questions please contact Will Bellis at [\(918\) 978-9311](tel:9189789311).



House/Lick Creek Corridor
Quinton, OK / Pittsburg County



Locator Maps



Aerial Maps



House/Lick Creek Corridor
Quinton, 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



NOTES

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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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