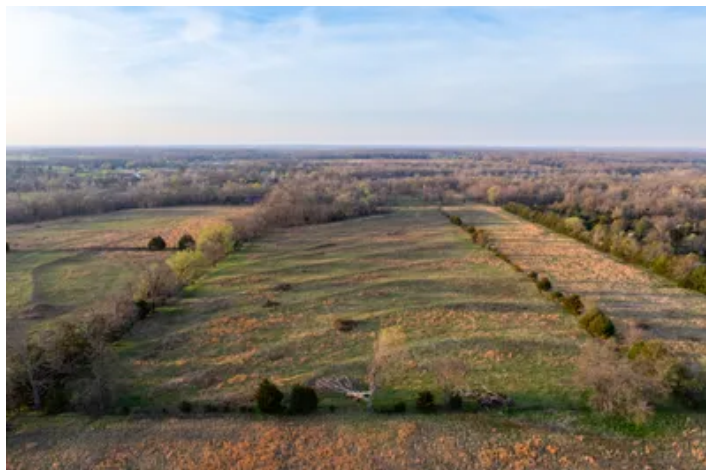
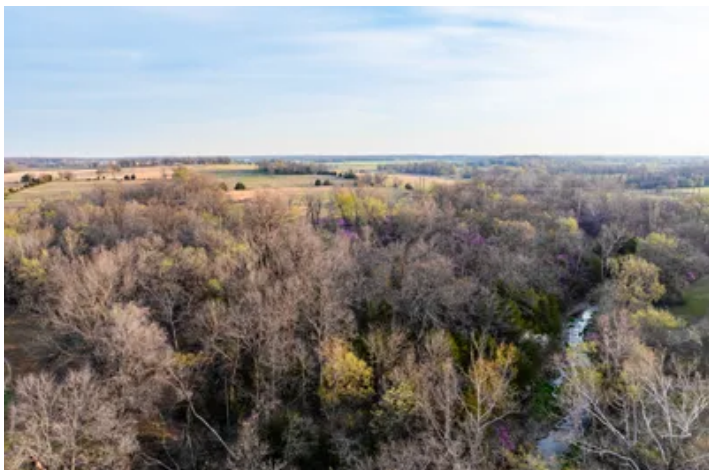
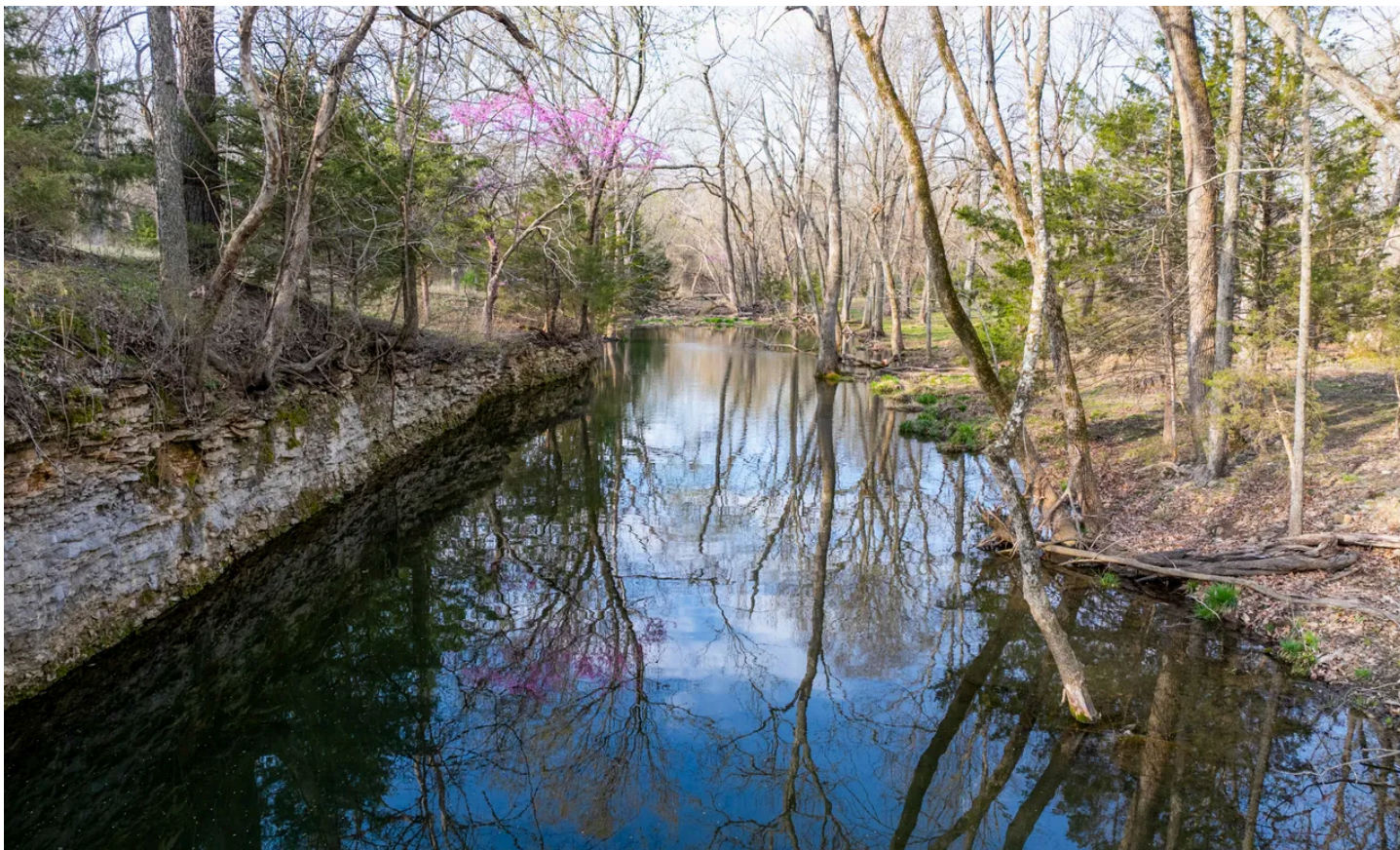


**Shawnee Branch Hunting farm**  
E 120 Rd  
Miami, OK 74354

**\$412,500**  
75± Acres  
Ottawa County





**Shawnee Branch Hunting farm**  
**Miami, OK / Ottawa County**

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**SUMMARY**

**Address**

E 120 Rd

**City, State Zip**

Miami, OK 74354

**County**

Ottawa County

**Type**

Farms, Hunting Land, Ranches, Recreational Land, Timberland

**Latitude / Longitude**

36.846899 / -94.702637

**Acreage**

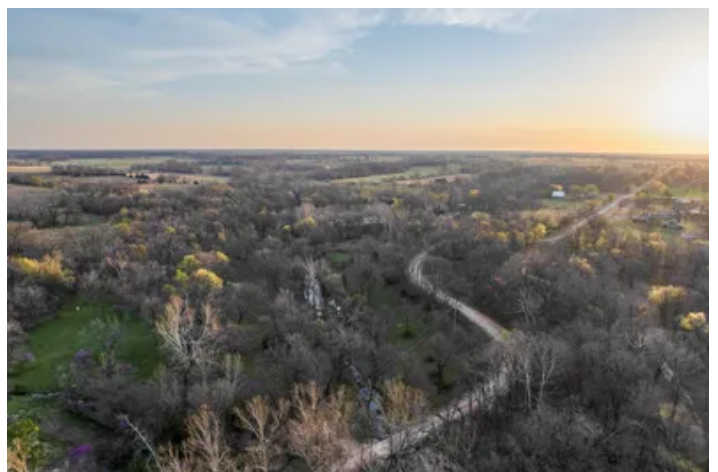
75

**Price**

\$412,500

**Property Website**

<https://arrowheadlandcompany.com/property/shawnee-branch-hunting-farm-ottawa-oklahoma/79062/>



## Shawnee Branch Hunting farm

### Miami, OK / Ottawa County

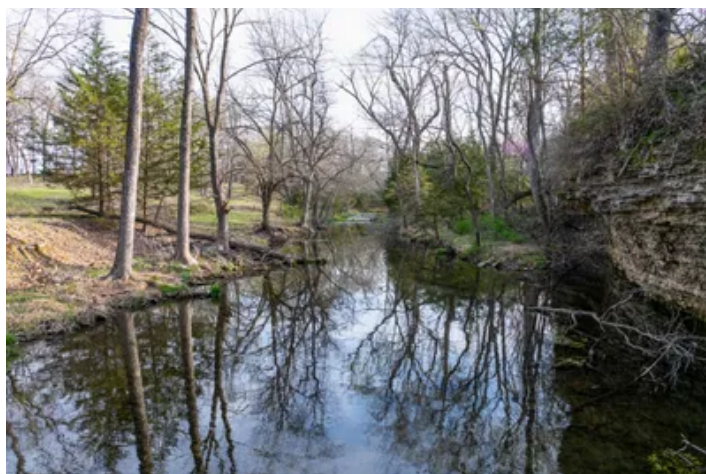
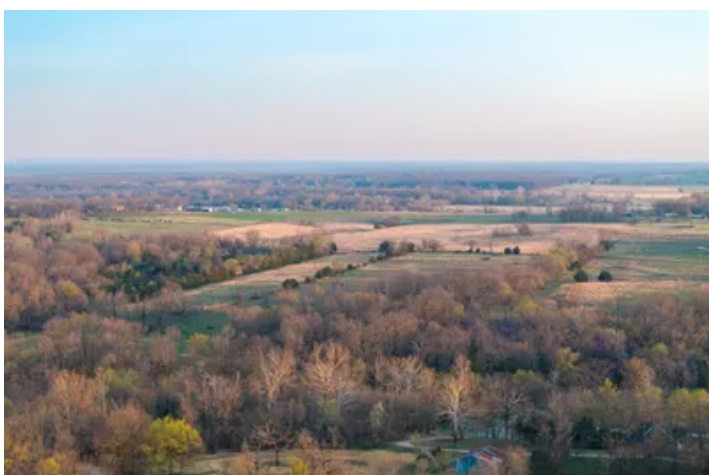
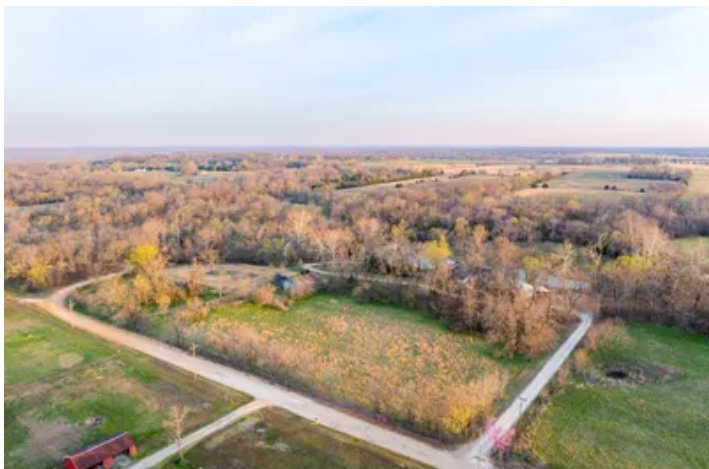
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#### **PROPERTY DESCRIPTION**

Introducing Shawnee Branch Hunting Farm, located +/- 10 miles east of Miami, Oklahoma, along Highway 10, in Ottawa County, Oklahoma. It offers a perfect blend of life in the country with convenient access to town. This property features a gated entrance via gravel county road E 120, ensuring privacy and peace of mind. Power is available at the road and there is a water tap located on the property. Just inside the gate, there is an old farm site currently used as a feed ground for livestock, equipped with a set of pens to help manage cattle operations. The land boasts class 3 and better soils in the two main pastures to the north, offering an ideal setup for potential grazing opportunities. A section of the Shawnee Branch Creek flows through the center of the property, surrounded by lush pockets of mature timber. This creek features a striking rock ledge over the creek that provides a shaded watering spot for livestock and attracts local wildlife, including white-tailed deer and wild turkey, enhancing the hunting opportunities available on-site. This property is fully fenced and cross fenced, and is easy to navigate by vehicle or UTV, whether you're checking livestock or accessing tree stands. Its prime location is just +/- 20 miles from Grove, Oklahoma, on Grand Lake of The Cherokees, offering excellent boating and fishing opportunities, +/- 8 miles to Seneca, Missouri, and only +/- 20 minutes south of the Kansas state line. This property is an ideal investment for those seeking a peaceful country lifestyle, with ample space for a custom home, agricultural pursuits, and outdoor recreation. Don't miss your chance to own the Shawnee Branch Hunting Farm. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Chuck Bellatti [\(918\) 859-2412](tel:9188592412).

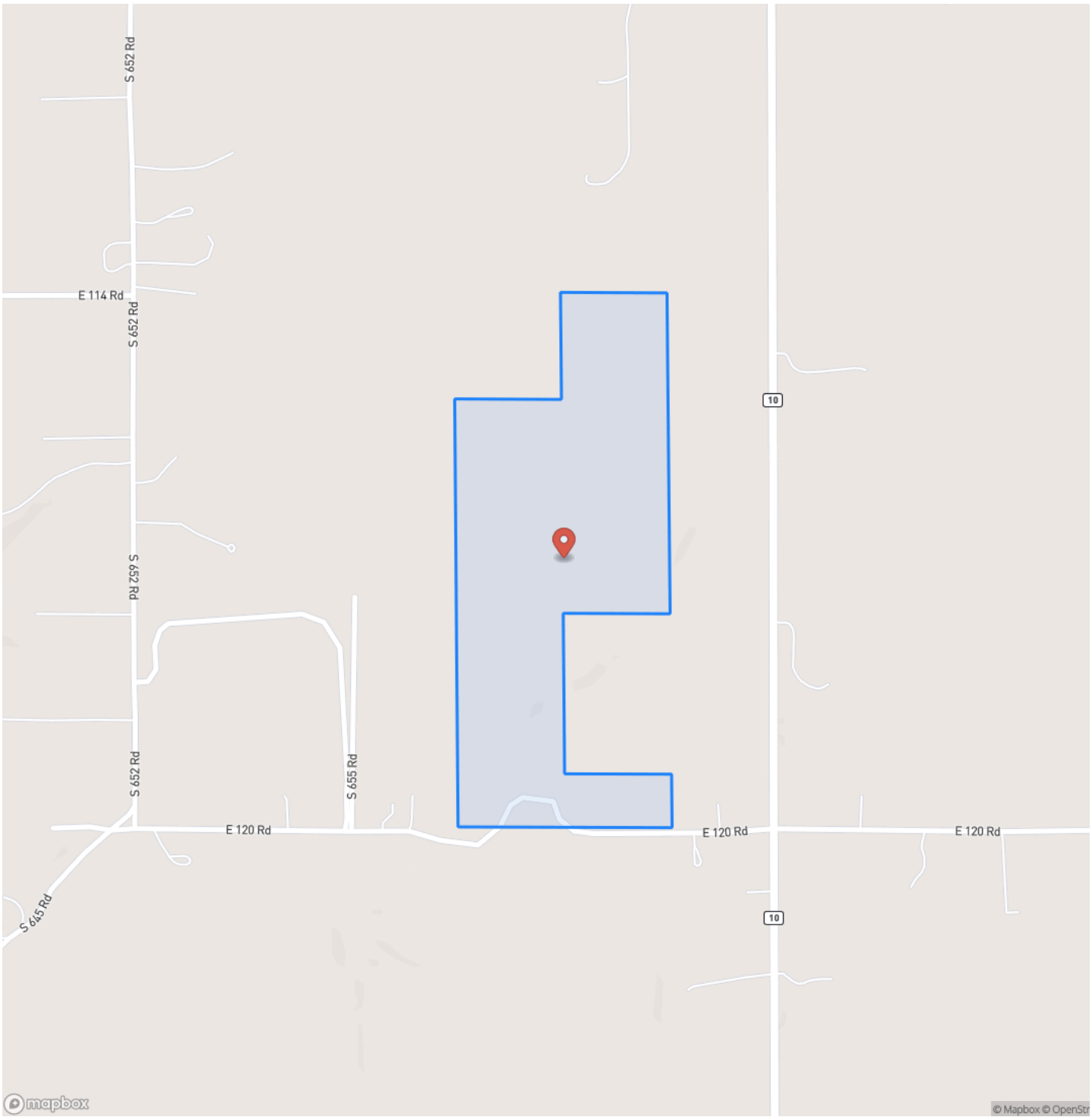
**Shawnee Branch Hunting farm**  
**Miami, OK / Ottawa County**

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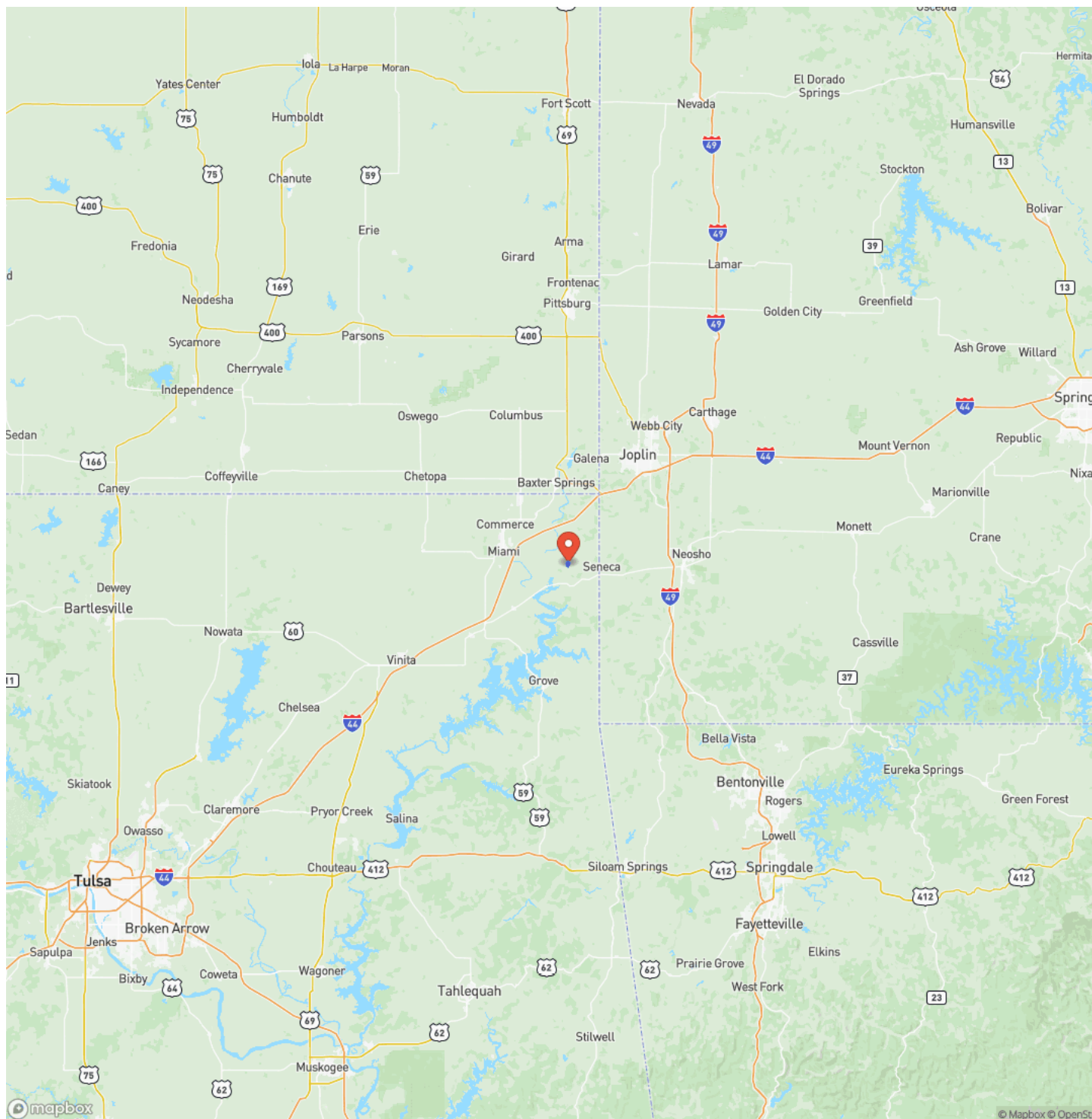




# Locator Map

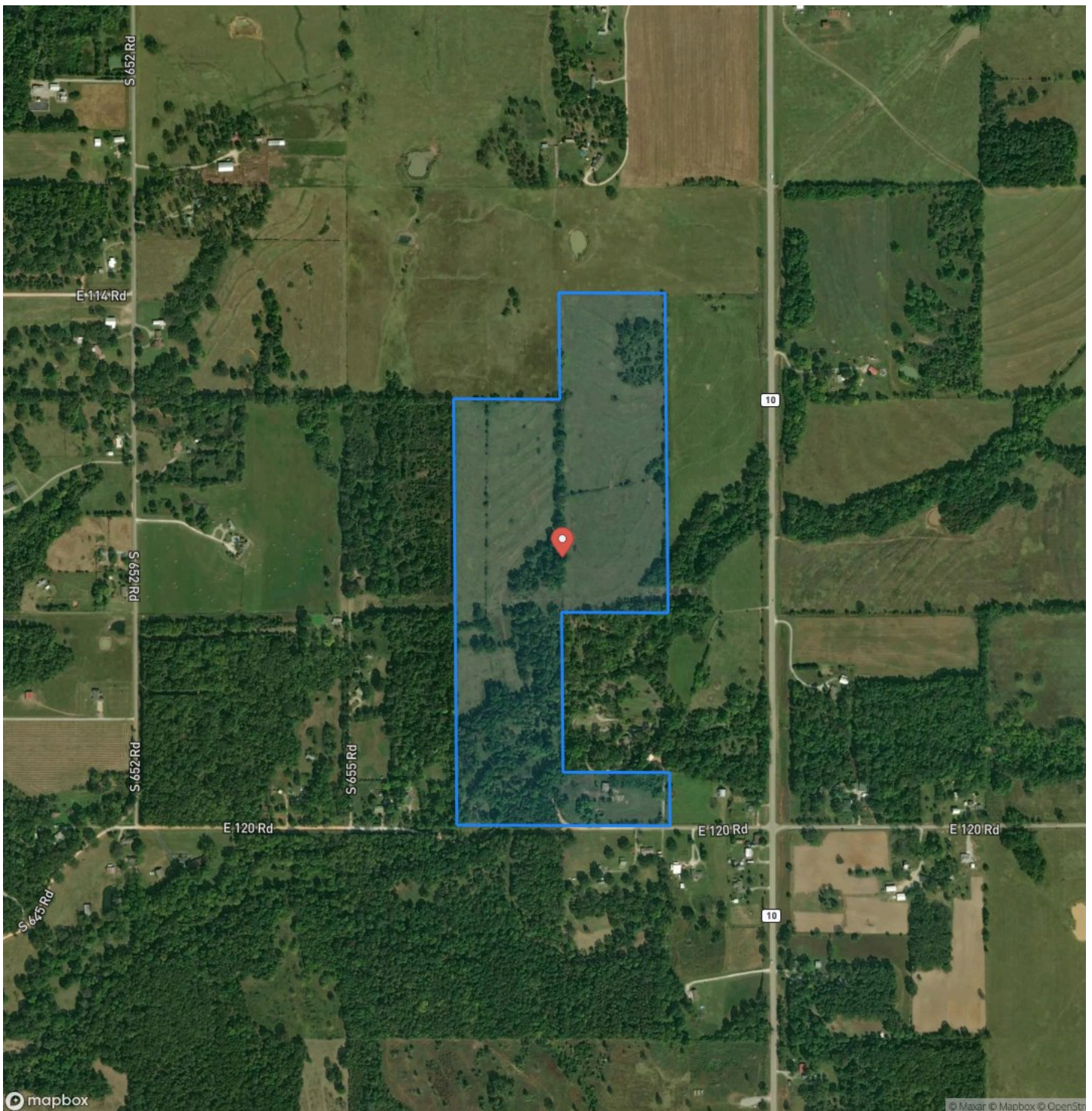


## Locator Map





## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Chuck Bellatti

## Mobile

(918) 859-2412

## Email

chuck.bellatti@arrowheadlandcompany.com

**Address**

City / State / Zip

## NOTES

[illegible]



## This image shows a full page 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.



## **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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**Arrowhead Land Company**  
205 E Dewey Ave  
Sapulpa, OK 74066  
(833) 873-2452  
[www.arrowheadlandcompany.com](http://www.arrowheadlandcompany.com)

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