

South Rock Creek Ranch
0000 Haskell ST RD
Elmore City, OK 73433

\$702,000
180± Acres
Garvin County



South Rock Creek Ranch
Elmore City, OK / Garvin County

SUMMARY

Address

0000 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

180

Price

\$702,000

Property Website

<https://arrowheadlandcompany.com/property/south-rock-creek-ranch-garvin-oklahoma/112796/>



PROPERTY DESCRIPTION

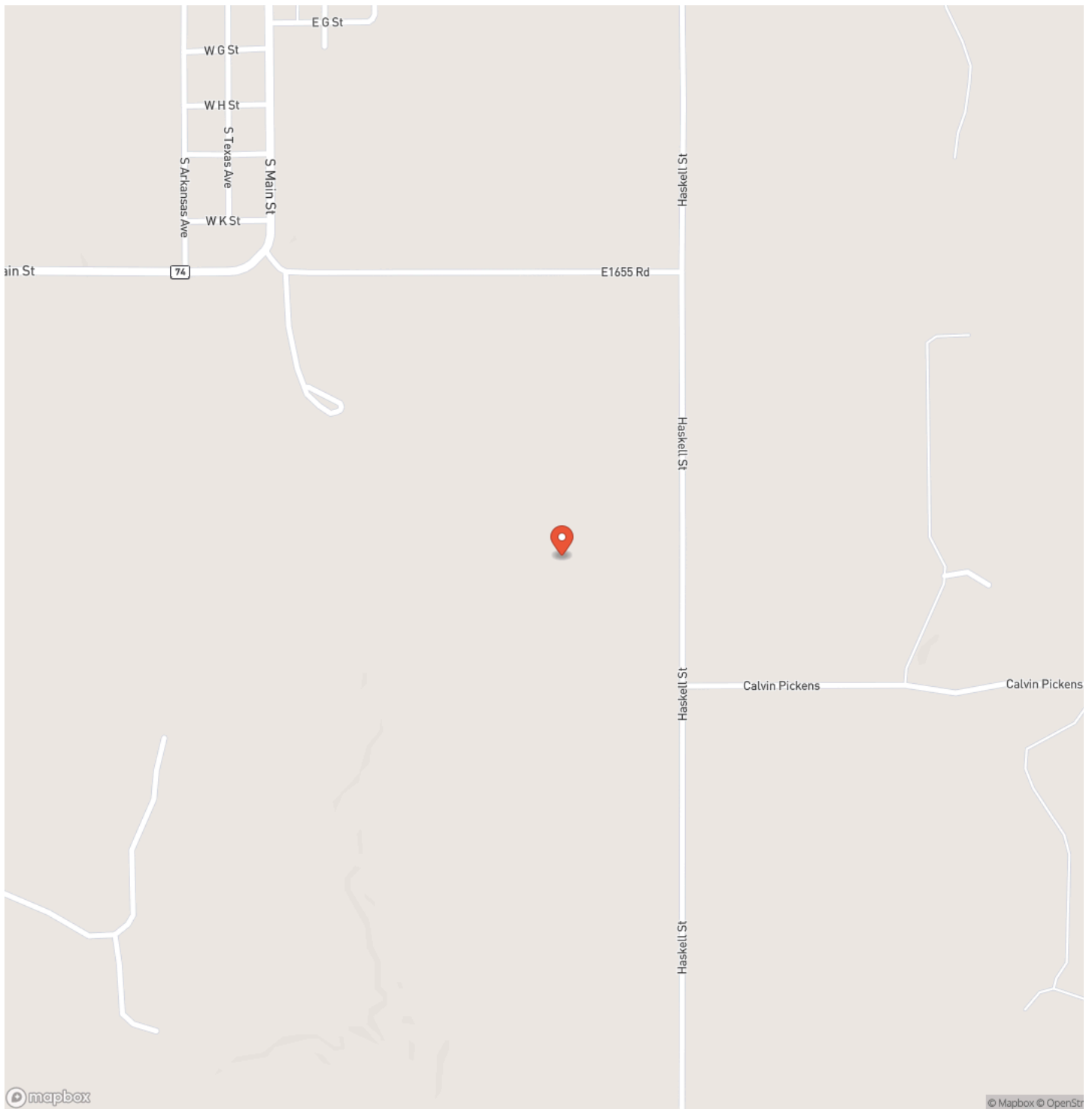
From outstanding wildlife habitat to excellent hunting setups, this 180 ± acre tract in Garvin County, Oklahoma offers everything needed for an exceptional recreational property! This beautiful farm features a landscape of mature hardwoods, towering cottonwood trees, open pastures, and thick bedding cover that provides ideal habitat for whitetail deer, turkey, and other native wildlife. The property's layout naturally lends itself to successful hunting. Several natural pinch points help concentrate deer movement creating ideal stand locations and predictable travel routes during the season. Mature oak trees produce a dependable acorn crop that attracts and holds wildlife, while established switchgrass and dense security cover provide outstanding bedding habitat that encourages deer to remain on the property year-round. Large stands of mature cottonwood trees add both beauty and diversity to the property while also creating excellent travel corridors and roosting habitat for turkeys. Multiple ponds are scattered throughout the ranch, providing dependable water for wildlife and livestock alike. Rock Creek running through the property creates the perfect combination of timber, openings, and strategically located pinch points and water sources. This offers excellent opportunities for both rifle and archery hunters. In addition to its recreational value, the property is well suited for running cattle and features paved road frontage with several attractive locations to build a home or weekend cabin. Whether you're looking for a premier hunting property, a productive cattle tract, or a place to build and enjoy the outdoors, this 180 ± acre property is one you won't want to miss. Conveniently 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, it offers the perfect balance of seclusion and accessibility. The North 108 +/- acres is also available to be purchased. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Owen Bellis at [\(918\) 367-7050](tel:9183677050).

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.

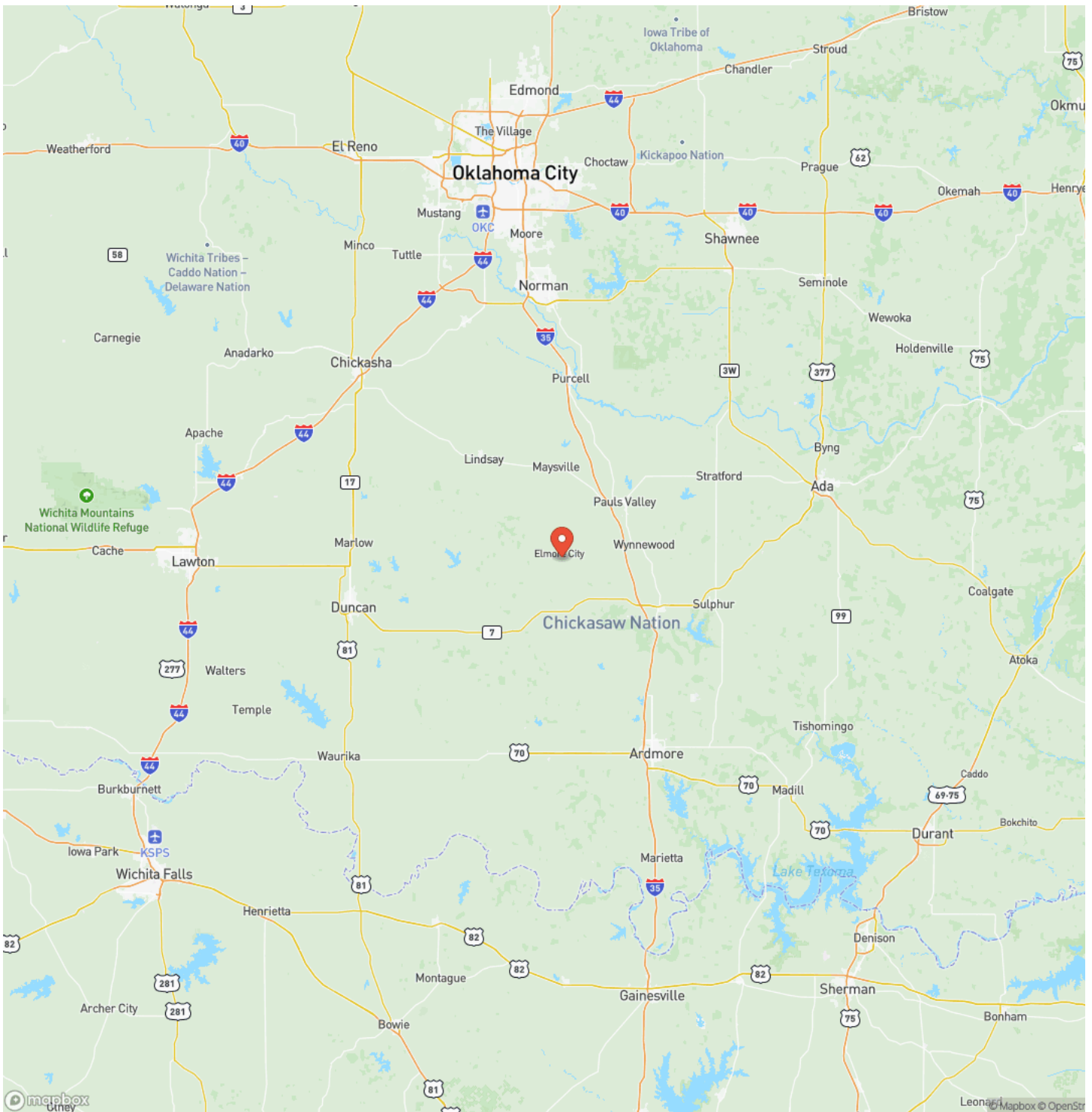
South Rock Creek Ranch
Elmore City, OK / Garvin County



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

[illegible]

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run 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.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
<https://arrowheadlandcompany.com/>

