

Incredible Rec Farm
Ew136 Rd
Holdenville, OK 74848

\$140,000
40± Acres
Hughes County



Incredible Rec Farm
Holdenville, OK / Hughes County

SUMMARY

Address

Ew136 Rd

City, State Zip

Holdenville, OK 74848

County

Hughes County

Type

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

Latitude / Longitude

35.045417 / -96.253899

Acreage

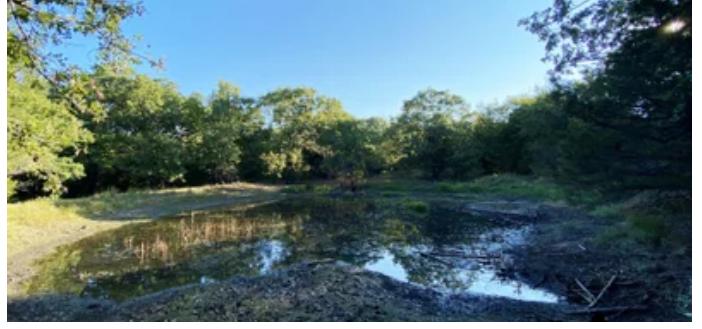
40

Price

\$140,000

Property Website

<https://arrowheadlandcompany.com/property/incredible-rec-farm-hughes-oklahoma/31918/>



PROPERTY DESCRIPTION

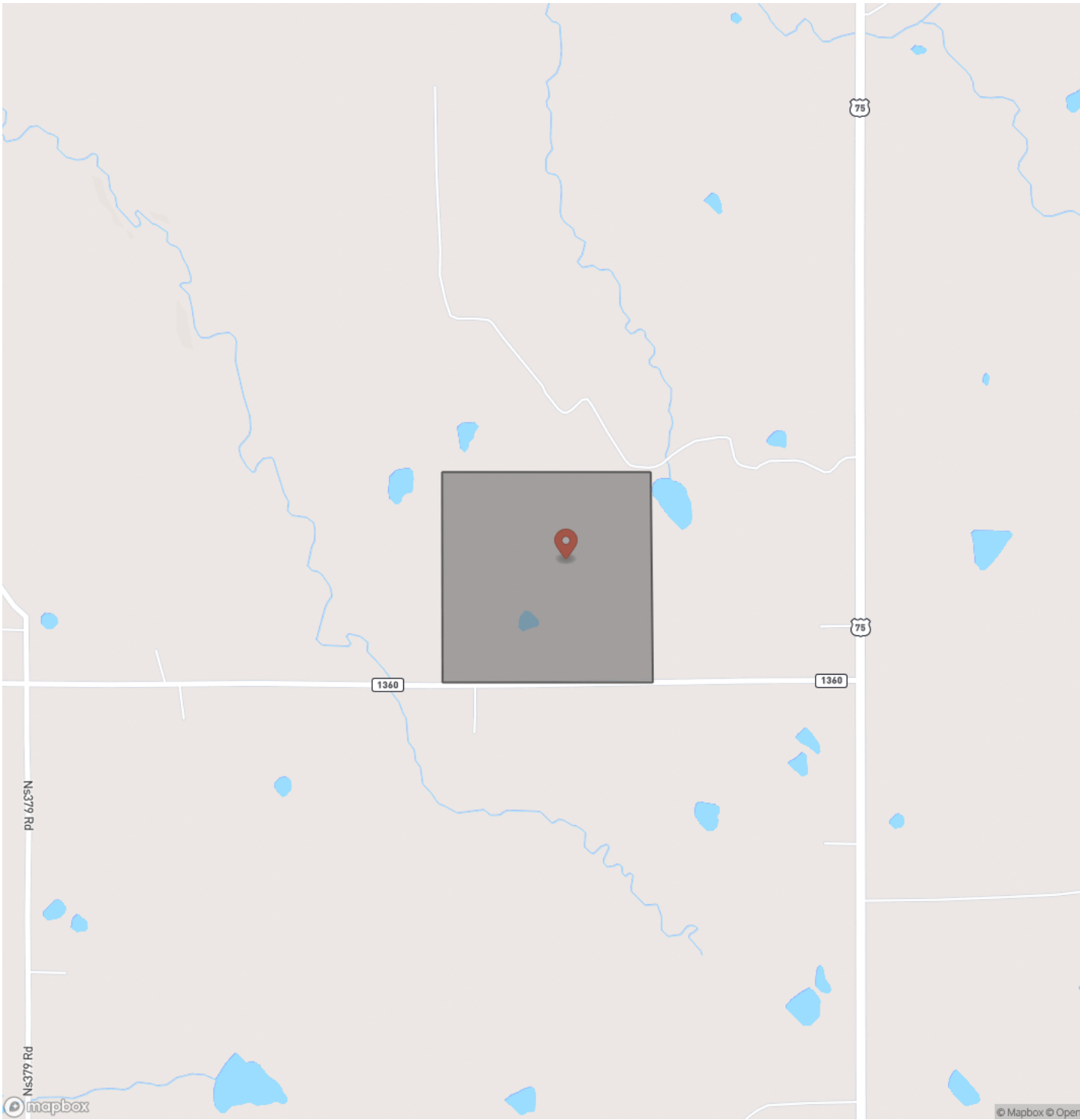
If you are in the market for a great recreational property, this 40 acres in Hughes County is one attractive piece of ground that offers many opportunities. With big groups of timber, there are small pockets of open grass areas that can be turned into amazing secluded food plots. Clover would be a great option to plant in these small areas. This would offer a wonderful green food source for not only the deer specifically, but lots of the wildlife in the area as well. In the timber, there are some cedars scattered throughout that offer extra cover. Throughout the rest of the property, there are some cedars out in the open fields. On the north side of the property, there is an 8.5 acre +/- open grass field that could be transformed into an amazing food plot for hunting. Whether you are wanting to plant beans, clover, or a winter greens plot, this is an amazing large area to plant that dream food plot. On the east corner of the block of timber, this spot can act as a great area to place a towerblind to hunt over this plot. If you decide to use the area for more livestock opportunities rather than hunting, it is a great spot to let a small herd of cattle graze if you need additional acreage. You also have the opportunity to make a return on your investment and bale the acreage and sell the hay. In the middle of the timber, there is a small pond that acts as a water source for the wildlife. There is gravel road frontage to the property and electricity and rural water nearby that allows the potential to build. While touring the property, we did kick up some deer that were bedding in the timber. Considering the recreational opportunities and the chance to make a return on your investment, this property is not one you want to pass up!

It is located just 12 miles from Holdenville, 87 miles +/- from Oklahoma City and 90 miles +/- from Tulsa. You are not far from buying any amenities you may need or if you are wanting to take a break from the country and enjoy the city for a day, you are not far from either major city in Oklahoma. If you are interested in a private showing or have any questions, please call Will Bellis at [\(918\) 978-9311](tel:9189789311).

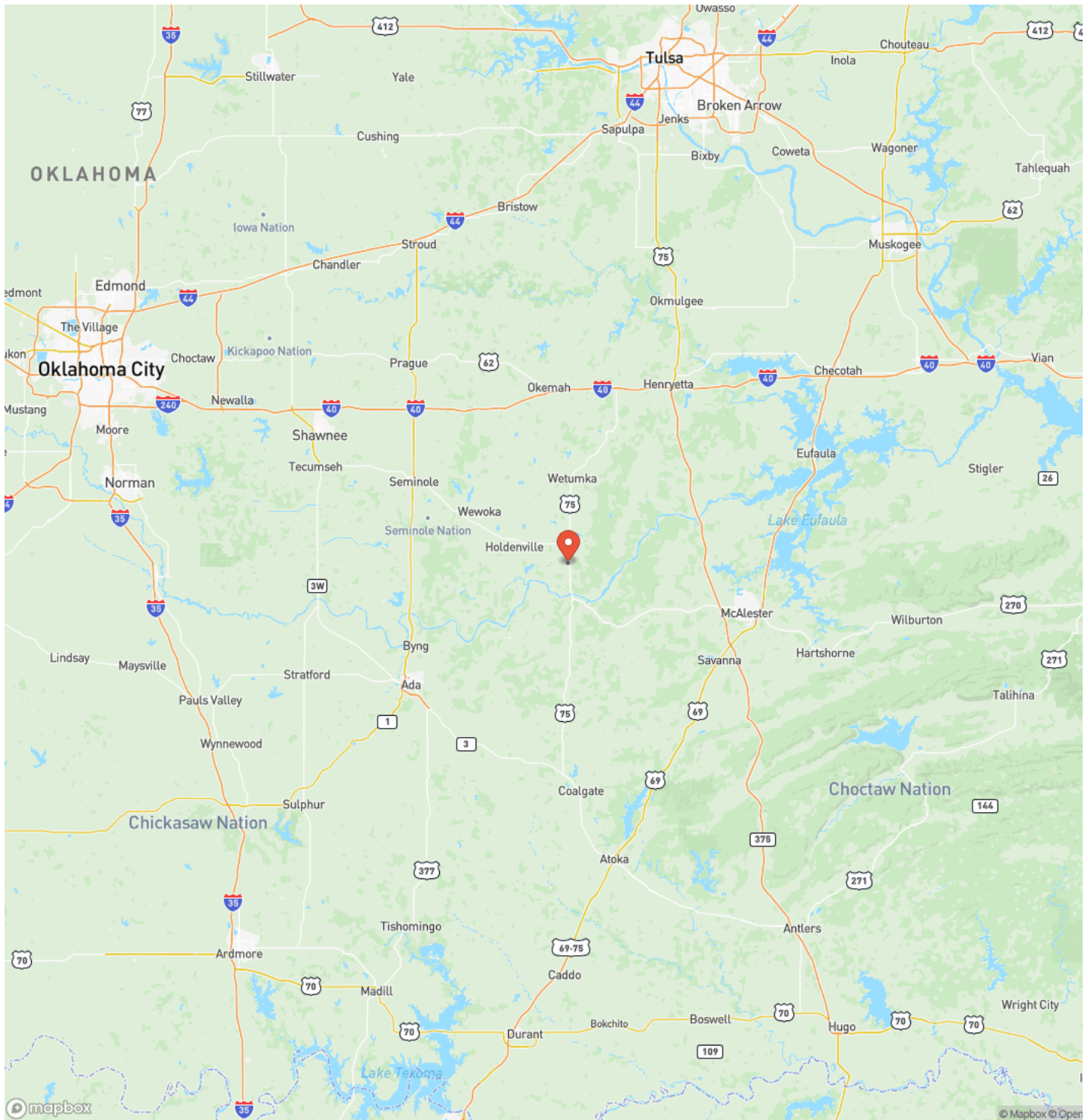




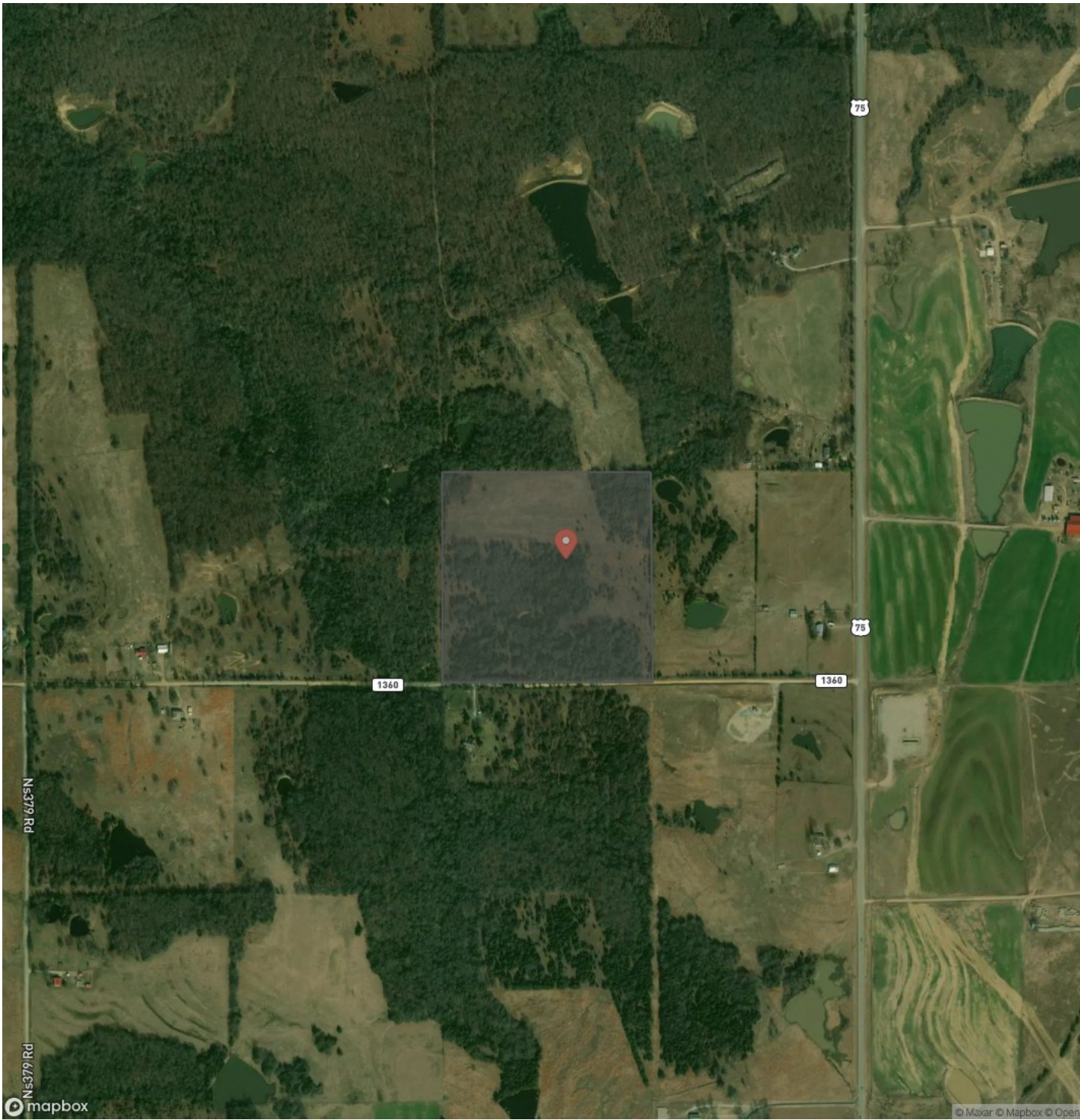
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Will Bellis

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Office

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Email

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Address

City / State / Zip

Kellyville, OK 74039

NOTES



NOTES

This image shows a blank sheet 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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