

Duck Roost Ranch
Leftwich St
Boley, OK 74829

\$1,050,000
300± Acres
Okfuskee County



Duck Roost Ranch
Boley, OK / Okfuskee County

SUMMARY

Address

Leftwich St

City, State Zip

Boley, OK 74829

County

Okfuskee County

Type

Hunting Land, Ranches, Recreational Land, Undeveloped Land,
Riverfront

Latitude / Longitude

35.4588 / -96.4859

Acreage

300

Price

\$1,050,000

Property Website

<https://arrowheadlandcompany.com/property/duck-roost-ranch-okfuskee-oklahoma/59197/>



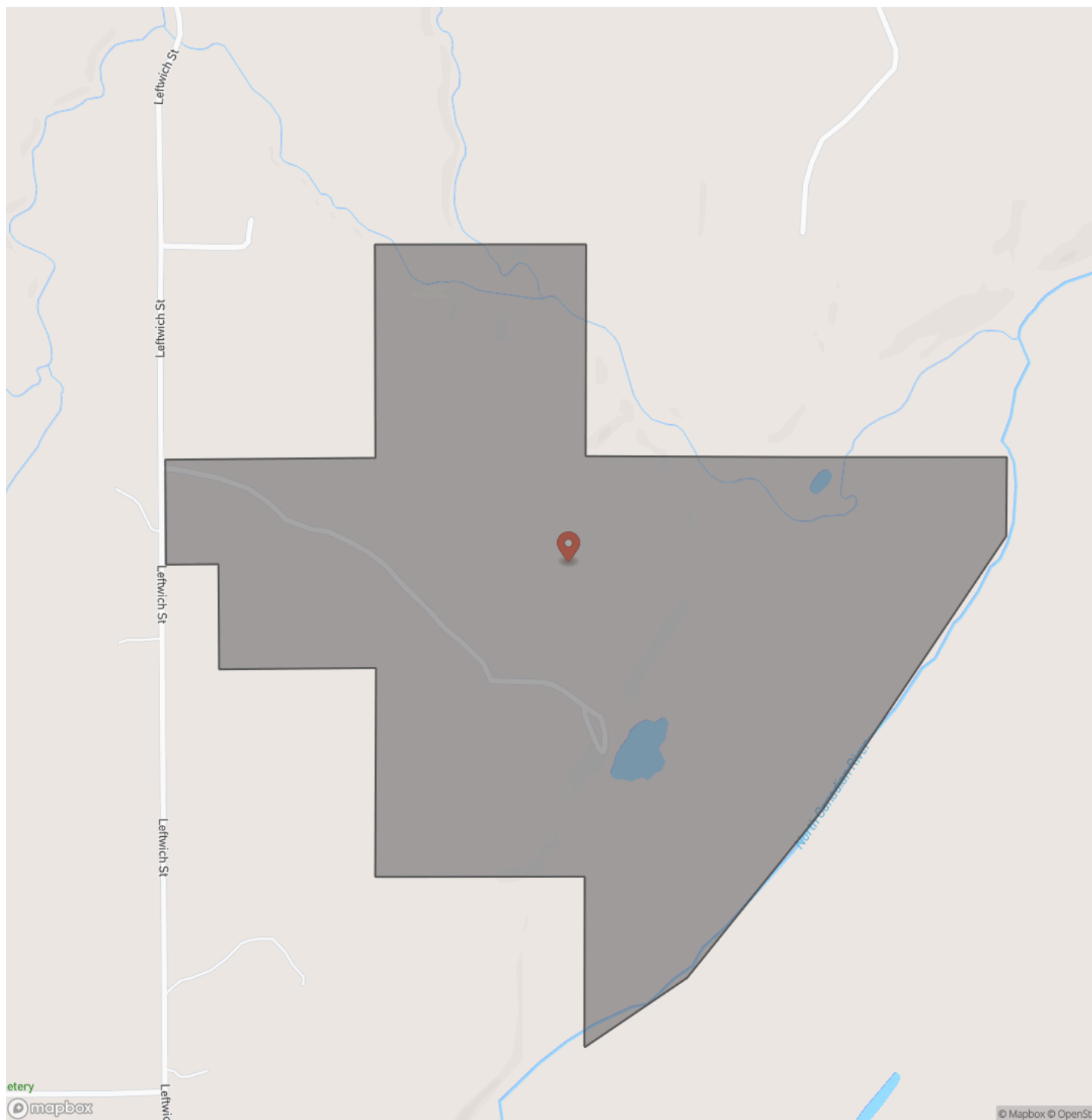
PROPERTY DESCRIPTION

PRICE REDUCED! Welcome to Duck Roost Ranch, an extraordinary 300 +/- acre property located in Okfuskee County! Nestled alongside the serene North Canadian River, this property is a true gem, offering an unparalleled blend of natural beauty, diverse wildlife, and prime hunting opportunities. Here's an in-depth look at what makes Duck Roost Ranch special: At the heart of Duck Roost Ranch lies a meticulously maintained 20 +/- acre wetland, a haven for waterfowl hunters. This prime duck hunting area features lush marshlands, providing an ideal habitat for a variety of duck species. Whether you're a seasoned hunter or a newcomer to the sport, the wetland offers thrilling duck hunting experiences throughout the season. The ranch's proximity to the North Canadian River is one of its standout features. This picturesque river frontage not only enhances the property's aesthetic appeal but also offers excellent opportunities for fishing and hunting. Duck Roost Ranch is a deer hunter's paradise. The property offers extensive areas for food plots, ensuring a thriving deer population. Strategically placed throughout the ranch, these food plots attract deer year-round, enhancing your hunting success. The dense timber areas are ideal for pursuing big bucks during the rut, with numerous mature trees providing perfect spots for tree stands. Exploring Duck Roost Ranch is a breeze thanks to its full trail system. These well-maintained trails meander through diverse landscapes, from open fields to dense woodlands, ensuring easy access to all hunting areas and scenic spots on the property. Whether you're on foot, horseback, or an ATV, the trail system provides a seamless way to navigate the ranch. Envision your dream home or hunting lodge at Duck Roost Ranch! The property offers multiple prime building sites, each with breathtaking views and tranquil surroundings. Imagine waking up to the sights and sounds of nature, with the North Canadian River flowing nearby and deer grazing in the distance. These sites are perfect for creating a private retreat, family estate, or a luxurious hunting lodge. Located just 5 +/- minutes from Boley, 15 +/- minutes from Prague and Okemah, and 45 +/- minutes from Shawnee. All showings are by appointment only. If you would like more information or to schedule a private viewing, please contact Will Bellis at [\(918\) 978-9311](tel:(918)978-9311) or Owen Bellis at [\(918\) 367-7050](tel:(918)367-7050).

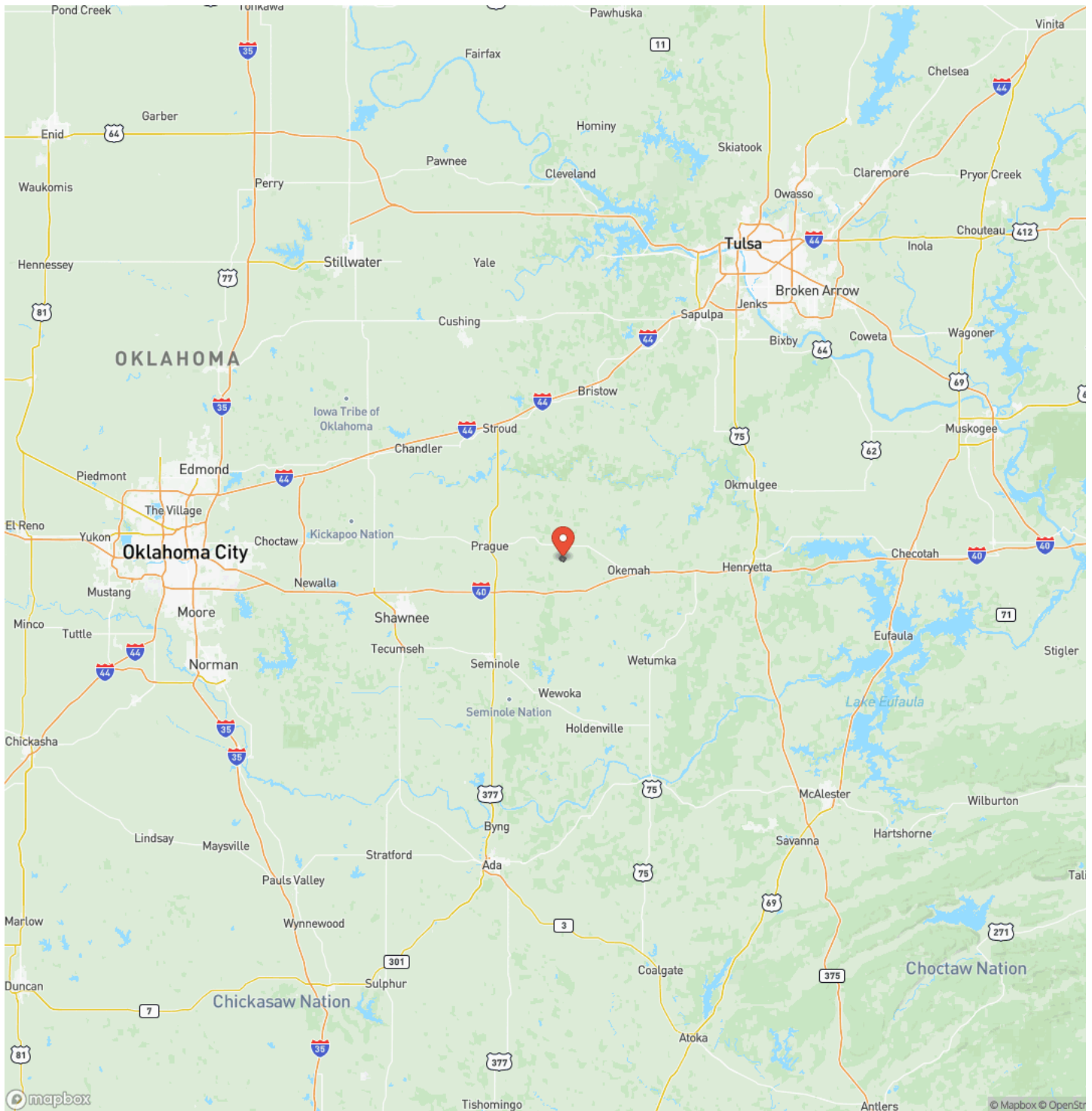
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Boley, OK / Okfuskee County



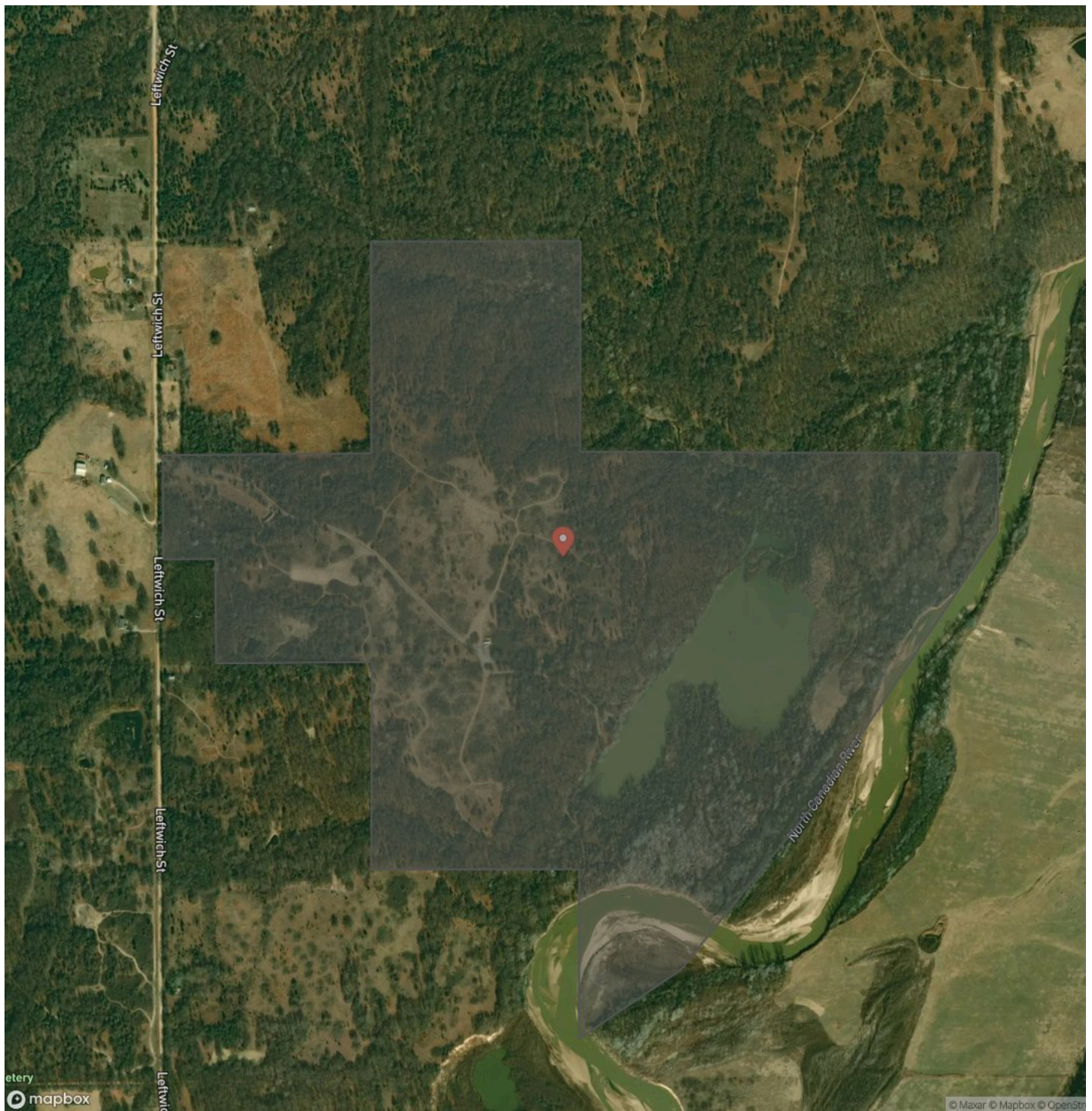
Locator Map



Locator Map



Satellite Map



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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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 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
www.arrowheadlandcompany.com

