

Possum Creek Ranch
411658 Highway 9
Eufaula, OK 74432

\$399,000
35.660± Acres
McIntosh County



Possum Creek Ranch
Eufaula, OK / McIntosh County

SUMMARY

Address

411658 Highway 9

City, State Zip

Eufaula, OK 74432

County

McIntosh County

Type

Farms, Hunting Land, Ranches, Residential Property, Horse Property, Single Family

Latitude / Longitude

35.287872 / -95.687411

Dwelling Square Feet

1862

Bedrooms / Bathrooms

3 / 2

Acreage

35.660

Price

\$399,000

Property Website

<https://arrowheadlandcompany.com/property/possum-creek-ranch-mcintosh-oklahoma/64677/>



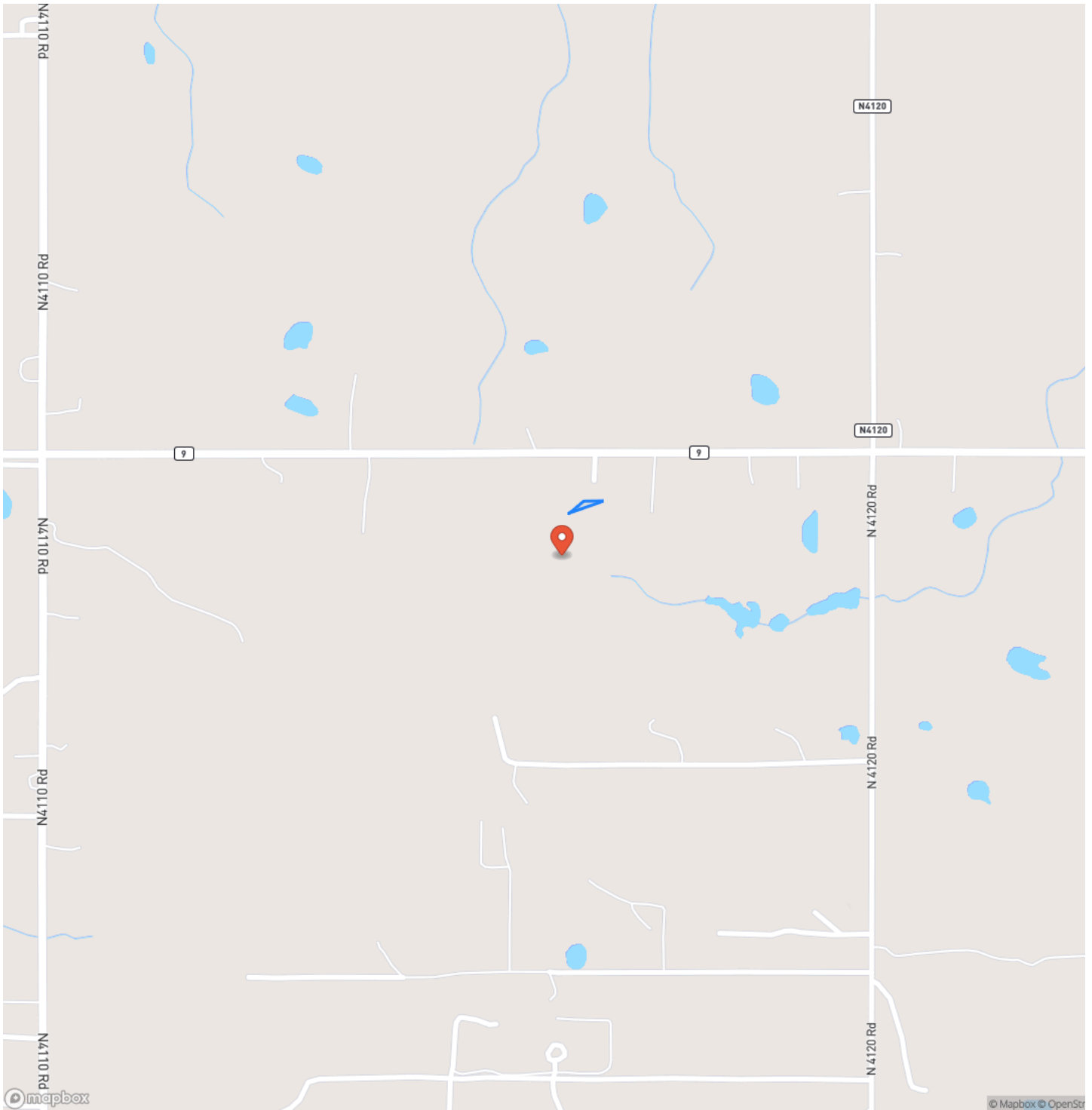
PROPERTY DESCRIPTION

PRICE REDUCED! Welcome to Possum Creek Ranch, a well-manicured 35.66 +/- acres located in McIntosh County, Oklahoma! This beautiful ranch is situated just east of the Indian Nation Turnpike with Highway 9 road frontage. As you pull onto the property, you are greeted by a gorgeous 3-bedroom, 2-bathroom brick home. Built in 1995, this 1,862 sq. ft. home offers plenty of space for family and guests. Adjacent to the home is a massive shop with 1-bedroom, 1-bathroom living quarters, providing additional space for visitors. Next to the shop is a well-maintained 3-stall barn, complete with a tack room, perfect for those looking for their dream horse property. There is also a shed to store equipment or hay. Whether you're interested in keeping horses or cattle, Possum Creek Ranch is set up to make those dreams a reality! In addition, the property offers great hunting potential. With diverse topography, timber, and thick cover, you'll have the opportunity to hunt right out your back door. On the east side of the property, there is a pond that serves as an excellent water source for both livestock and wildlife. The layout of the land also offers the potential to cultivate food plots to your liking. This ranch truly offers endless potential, waiting for you to make it your own! Located just 7 +/- miles from Eufaula Lake, you can enjoy weekends at the lake while remaining close to home. The property is conveniently located 28 +/- miles from Henryetta, 35 +/- miles from McAlester, 87 +/- miles from Tulsa, and 117 +/- miles from OKC. Here's your chance to own Possum Creek Ranch! All showings are by appointment only. For more information or to schedule a private viewing, please contact Steele Schwonke at [\(918\) 424-6065](tel:(918)424-6065) or Luke Roberts at [\(918\) 399-2569](tel:(918)399-2569).

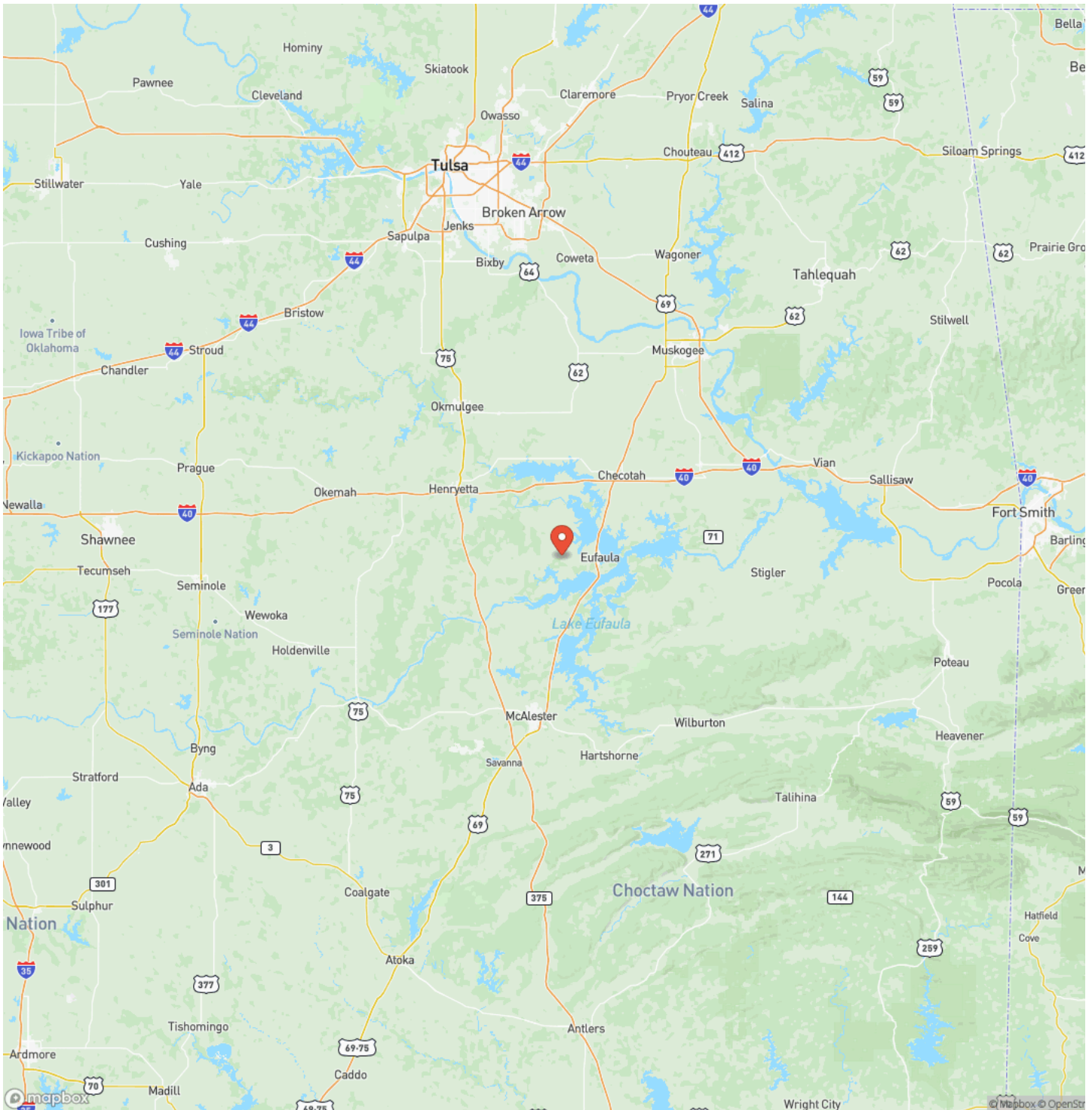
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Eufaula, OK / McIntosh County



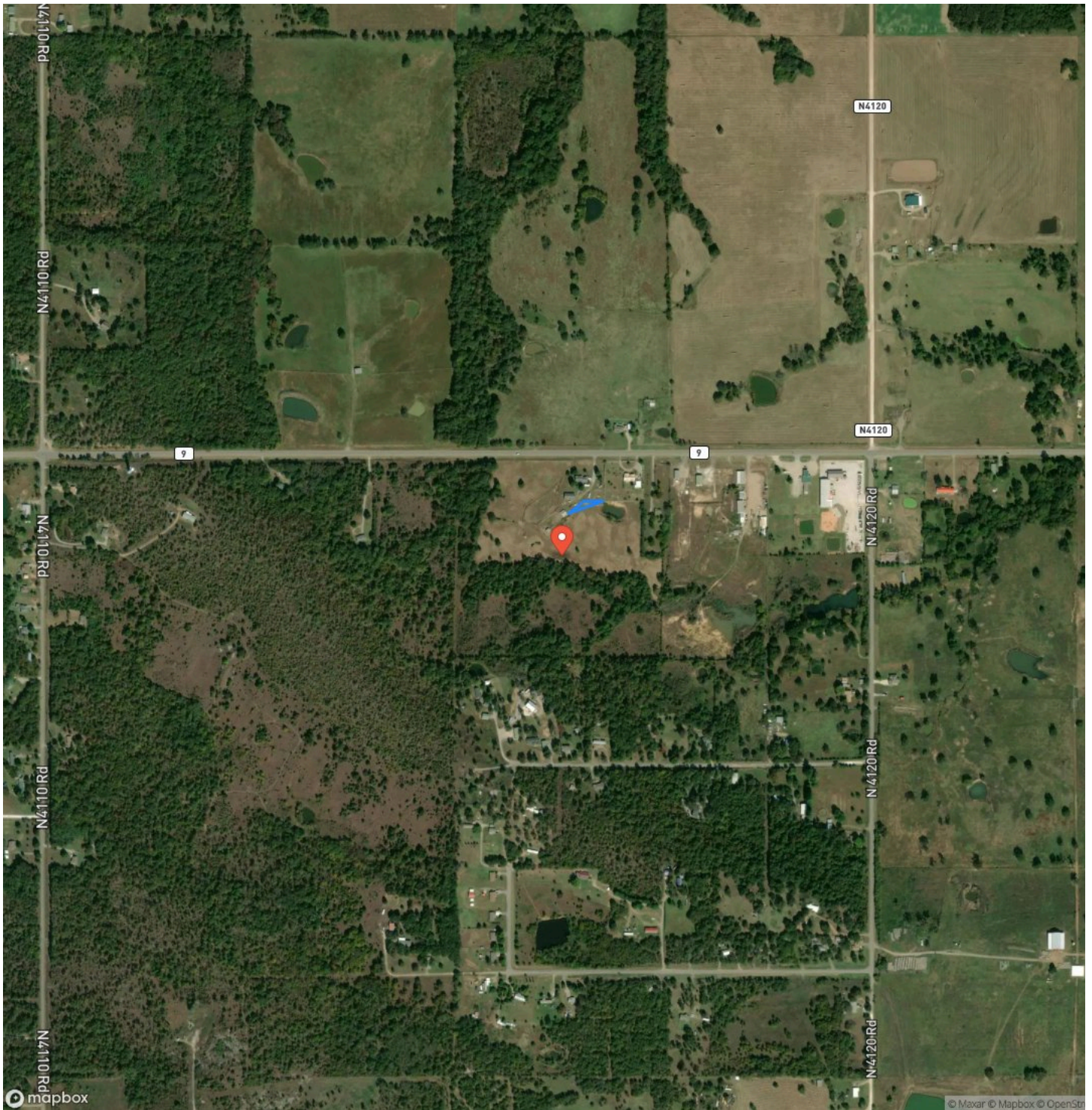
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Steele Schwonke

Mobile

(918) 424-6065

Email

steele.schwonke@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.



www.arrowheadlandcompany.com

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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