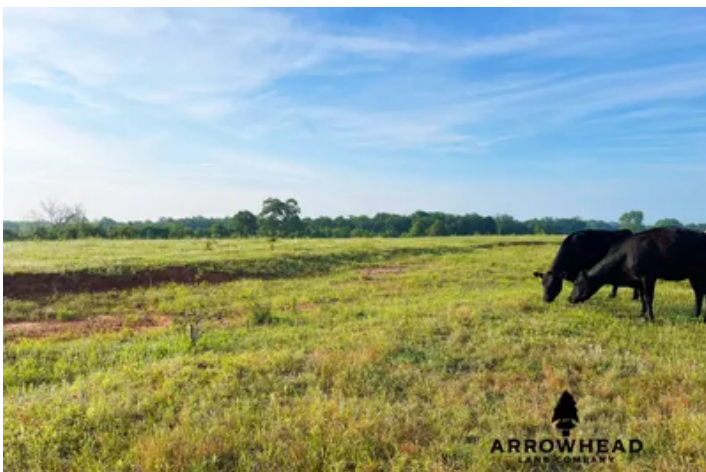


Tranquil Farm
S 465th West Ave
Depew, OK 74028

\$232,000
80± Acres
Creek County



Tranquil Farm
Depew, OK / Creek County

SUMMARY

Address

S 465th West Ave Tract 7

City, State Zip

Depew, OK 74028

County

Creek County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

35.7209 / -96.5075

Acreage

80

Price

\$232,000

Property Website

<https://arrowheadlandcompany.com/property/tranquil-farm-creek-oklahoma/40966/>



PROPERTY DESCRIPTION

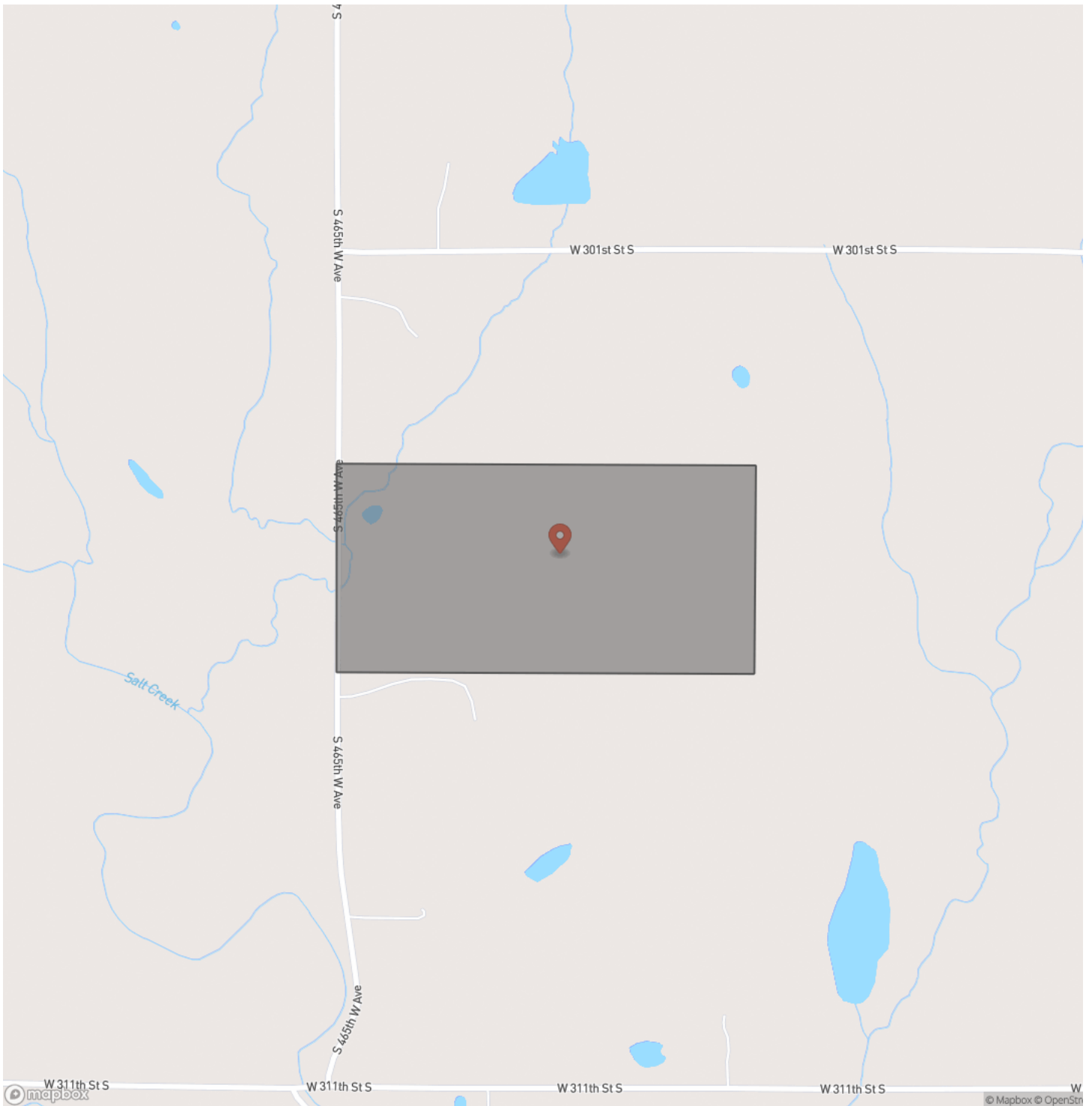
Welcome to Creek County, Oklahoma, where a stunning 80-acre farm awaits your ownership! Located a mere 13 +/- miles from the charming town of Bristow, this exceptional property offers a prime opportunity to embrace the beauty of rural living while still maintaining easy access to amenities and services. As you approach the farm, you will enjoy a nice paved road, ensuring convenient and hassle-free transportation to and from your slice of paradise. Additionally, the availability of electricity makes it possible to bring modern comforts to your dream home or any other structures you envision on this vast expanse of land. The landscape of this farm is nothing short of beautiful, boasting breathtaking grass pastures and large timber. These lush pastures not only provide a visually pleasing environment, but also offer ample opportunities for livestock grazing, allowing you to embark on your agricultural pursuits with ease. Adding to the allure of this property is a tranquil pond. Whether you enjoy fishing or simply appreciate the serenity of glistening waters, this pond is a delightful feature that invites you to unwind and enjoy nature. For those with a passion for hunting, this farm presents an ideal haven for wildlife enthusiasts. The thick hardwood timber provides a natural habitat for a variety of game, offering exciting opportunities for an exceptional hunting experience. Whether you're seeking deer, turkey, or other species, this land is teeming with possibilities. Moreover, this 80-acre farm provides an excellent canvas for your imagination to run wild when it comes to building your dream home. With a prime location and the surrounding natural beauty, you have the opportunity to create a haven. Picture yourself waking up to beautiful sunrises, savoring the peace and tranquility of country living every day. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Will Bellis at [\(918\) 978-9311](tel:918.978.9311).



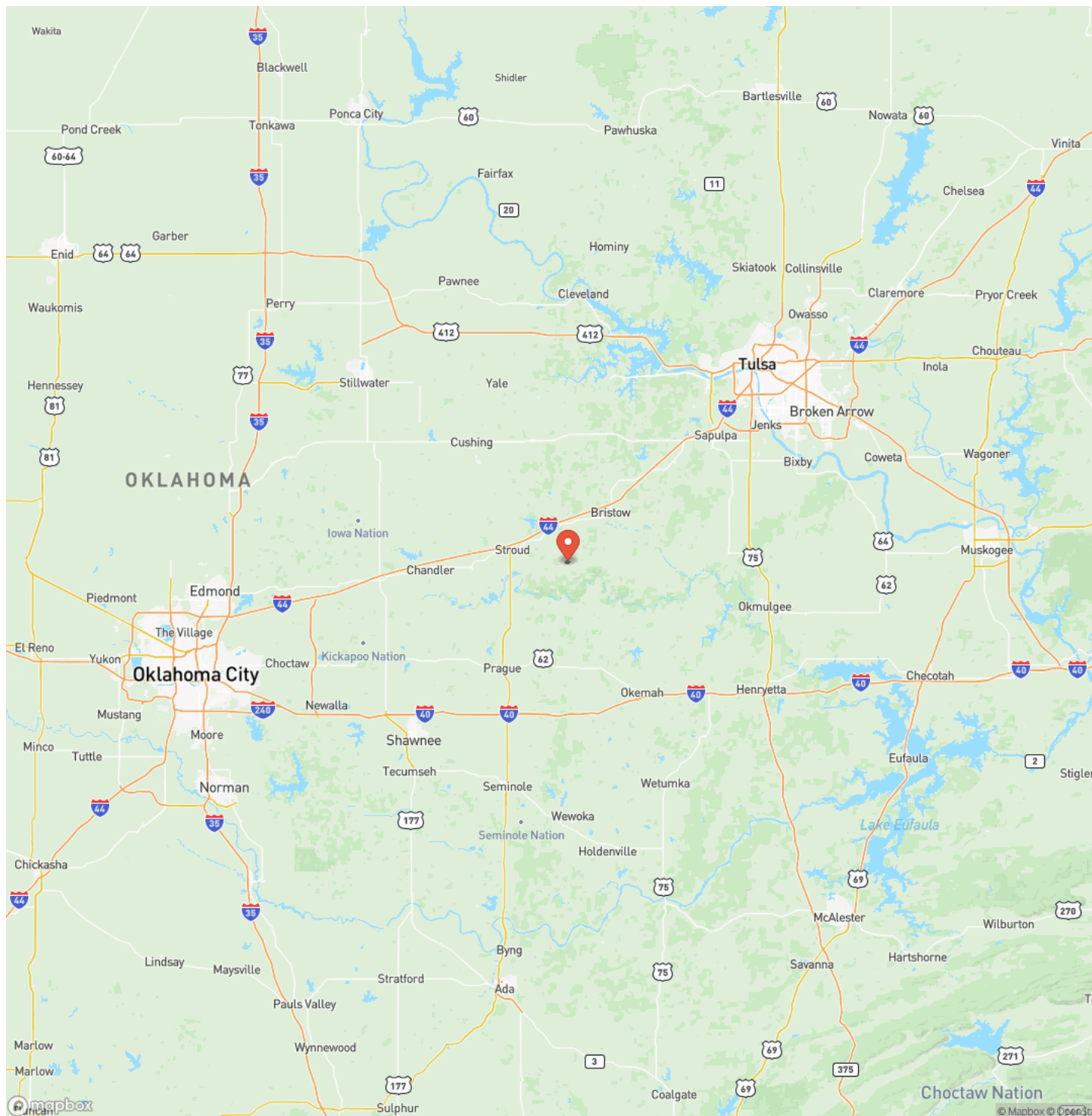
Tranquil Farm
Depew, OK / Creek County



Locator Map



Locator Map



Satellite Map



Tranquil Farm
Depew, OK / Creek County

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



MORE INFO ONLINE:

www.arrowheadlandcompany.com

This image shows a single 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.



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