

**Hilltop Ranch**  
369150 N 1130 RD  
Okemah, OK 74058

**\$785,000**  
81± Acres  
Okfuskee County



## Hilltop Ranch Okemah, OK / Okfuskee County

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### **SUMMARY**

**Address**

369150 N 1130 RD

**City, State Zip**

Okemah, OK 74058

**County**

Okfuskee County

**Type**

Farms, Hunting Land, Recreational Land,  
Residential Property, Single Family

**Latitude / Longitude**

35.379451 / -96.429916

**Dwelling Square Feet**

2200

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

81

**Price**

\$785,000

**Property Website**

<https://arrowheadlandcompany.com/property/hilltop-ranch-okfuskee-oklahoma/29915/>





## **PROPERTY DESCRIPTION**

Here is a special farm located less than a mile off of Highway 40, west of Okemah. This property, with two barndominium style homes will make a beautiful primary residence for someone as well as having income producing potential. As you enter the long driveway to the main home you'll notice the new barbed wire fencing, mowed pastures, and large hardwood timber. The brand new main home is a 3bed/2bath barndominium with large porches and gorgeous views. A sizable living area greets you as you come through the front door with the massive master bed/bath to your left and two smaller bedrooms and bathroom to your right. The kitchen offers custom white cabinets, stainless double oven, range, dishwasher, and granite counter tops. From the dining room, double doors take you to a full length back porch that provides a great place for enjoying a cup of coffee and a sunset. Down the road is a smaller 1 bedroom/1bathroom home that will make a perfect guest house or potential rental house. Outside of the home is an elaborate set of cattle pens that will provide you with just about everything you need to work your herd. If grazing cattle is something that you would be interested in, there are multiple cross fences allowing for rotational grazing and a nice pond that provides a consistent water source. Not only is this beautiful farm an amazing primary residence and cattle pasture, but it also has some incredible hunting potential. The west end of the property is a mix of large hardwood timber, thick underbrush, and clearings. This combination makes great habitat for wildlife, such as whitetailed deer, wild hogs, turkeys, and small game. There are multiple potential food plot locations and no shortage of tree stand and blind locations. The current owner has taken many great bucks off of the property and lots of deer sign shows promise for a great upcoming season. A new french drain and flower beds will be in place around the house in the upcoming weeks, as well as top soil, sod, and gravel for the driveway. This is a farm that will be great for someone looking for a beautiful country home, great hunting, and even cattle grazing potential. You don't want to miss out on this incredible opportunity. All showings are by appointment only. If you would like more information or to schedule your own private viewing please contact Will Bellis at [\(918\) 978-9311](tel:9189789311).

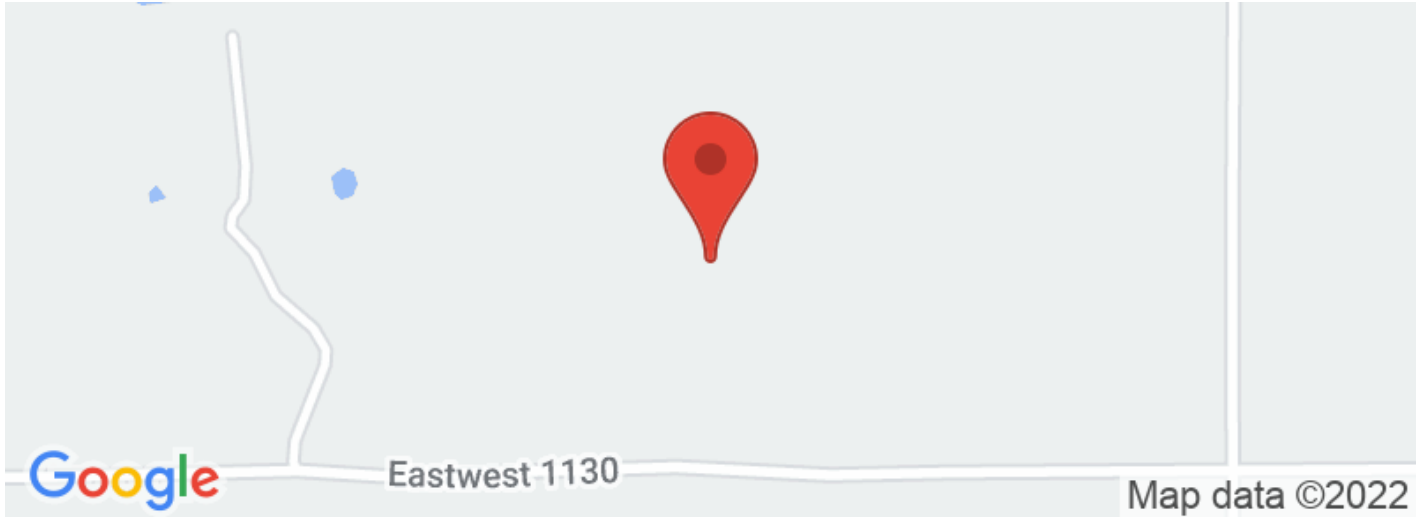


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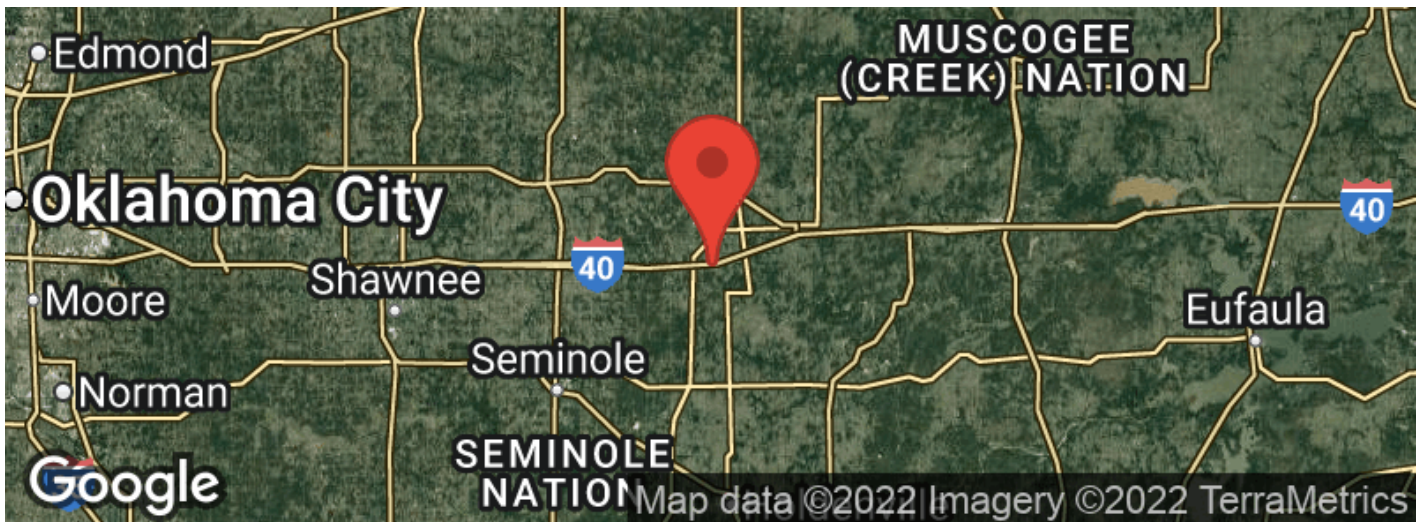


## Locator Maps





## Aerial Maps



## 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

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## NOTES

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## NOTES

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## **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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[www.arrowheadlandcompany.com](http://www.arrowheadlandcompany.com)

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