

Greenleaf Creek Ranch
35505 County Road 340
Alva, OK 73717

\$720,000
320± Acres
Woods County



Greenleaf Creek Ranch
Alva, OK / Woods County

SUMMARY

Address

35505 County Road 340

City, State Zip

Alva, OK 73717

County

Woods County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

36.92619 / -98.84753

Acreage

320

Price

\$720,000

Property Website

<https://arrowheadlandcompany.com/property/greenleaf-creek-ranch-woods-oklahoma/54842/>

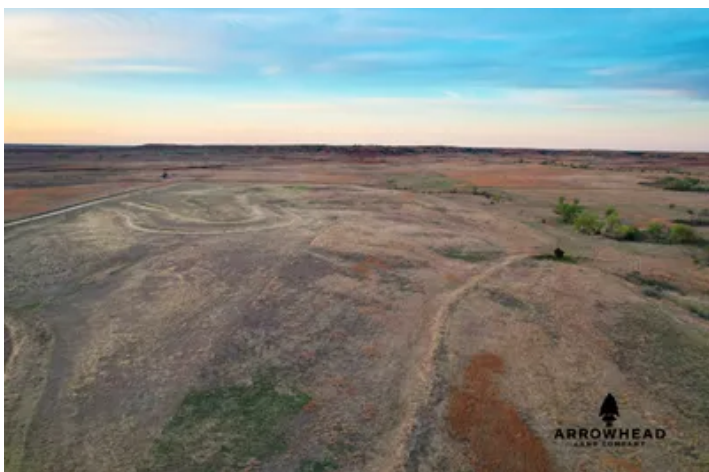


PROPERTY DESCRIPTION

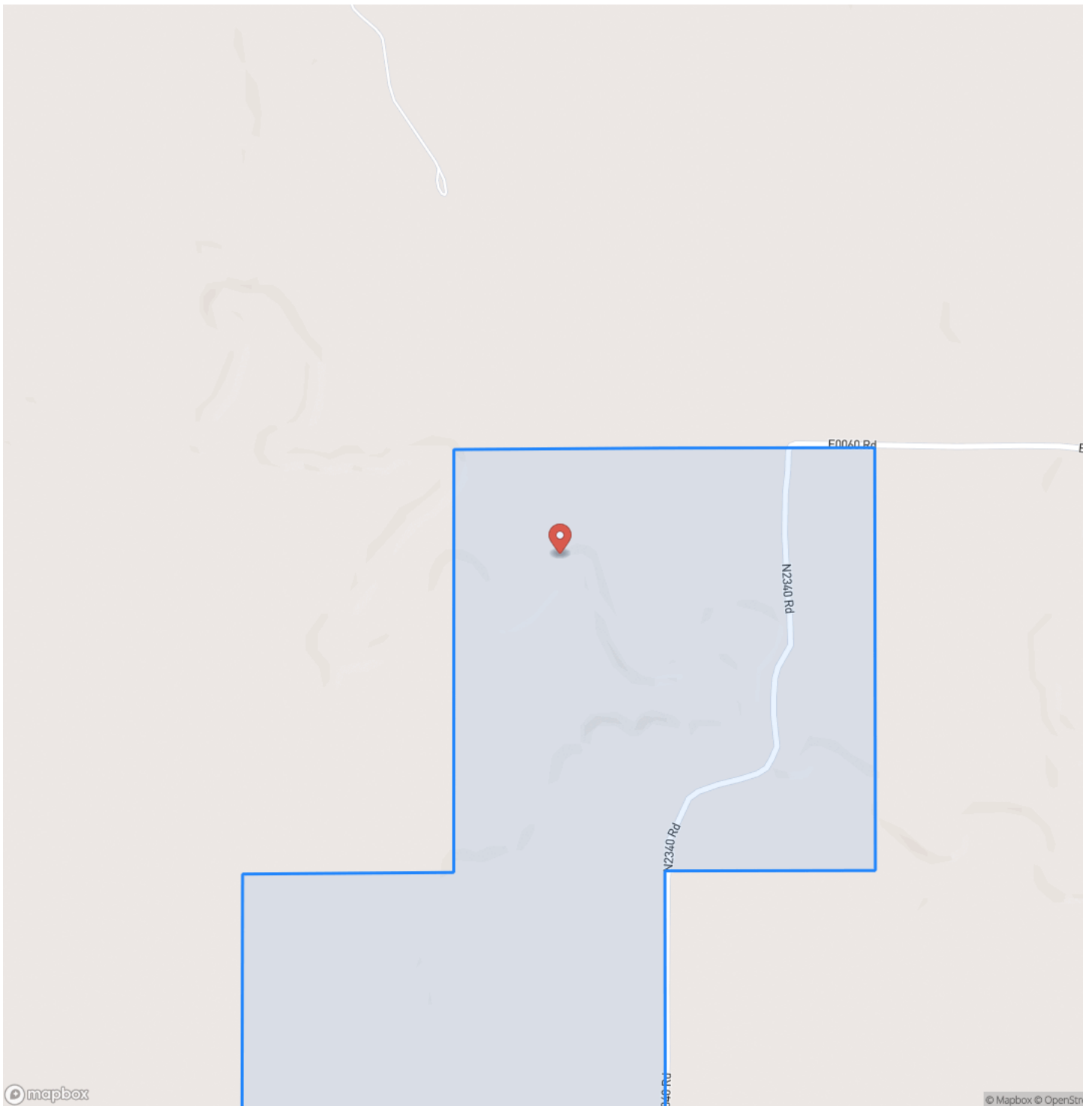
If you're searching for one of the most versatile tracts in Northwest Oklahoma, look no further! This stunning 320+/- acre farm has endless potential for hunting, cattle grazing, and hay production. The property features Greenleaf Creek, timber pockets, open pastures, a nice pond, and elevation changes. The farm is full of wildlife such as deer, waterfowl, and small game. This area in Woods County is known for holding trophy whitetails. The pastureland offers plenty of cattle grazing and hay production opportunities. This property also would make an excellent homesite, as there are multiple great building locations. There is no doubt this ranch has it all. Whether you are looking to hunt, run livestock, or build a home and live out on the land, Greenleaf Ranch may just be the one for you! The farm is located just northwest of Alva, only a few miles from the Kansas border. It is about 2.5 hours from Oklahoma City and 2 hours from Wichita, Kansas. All showings are by appointment only.



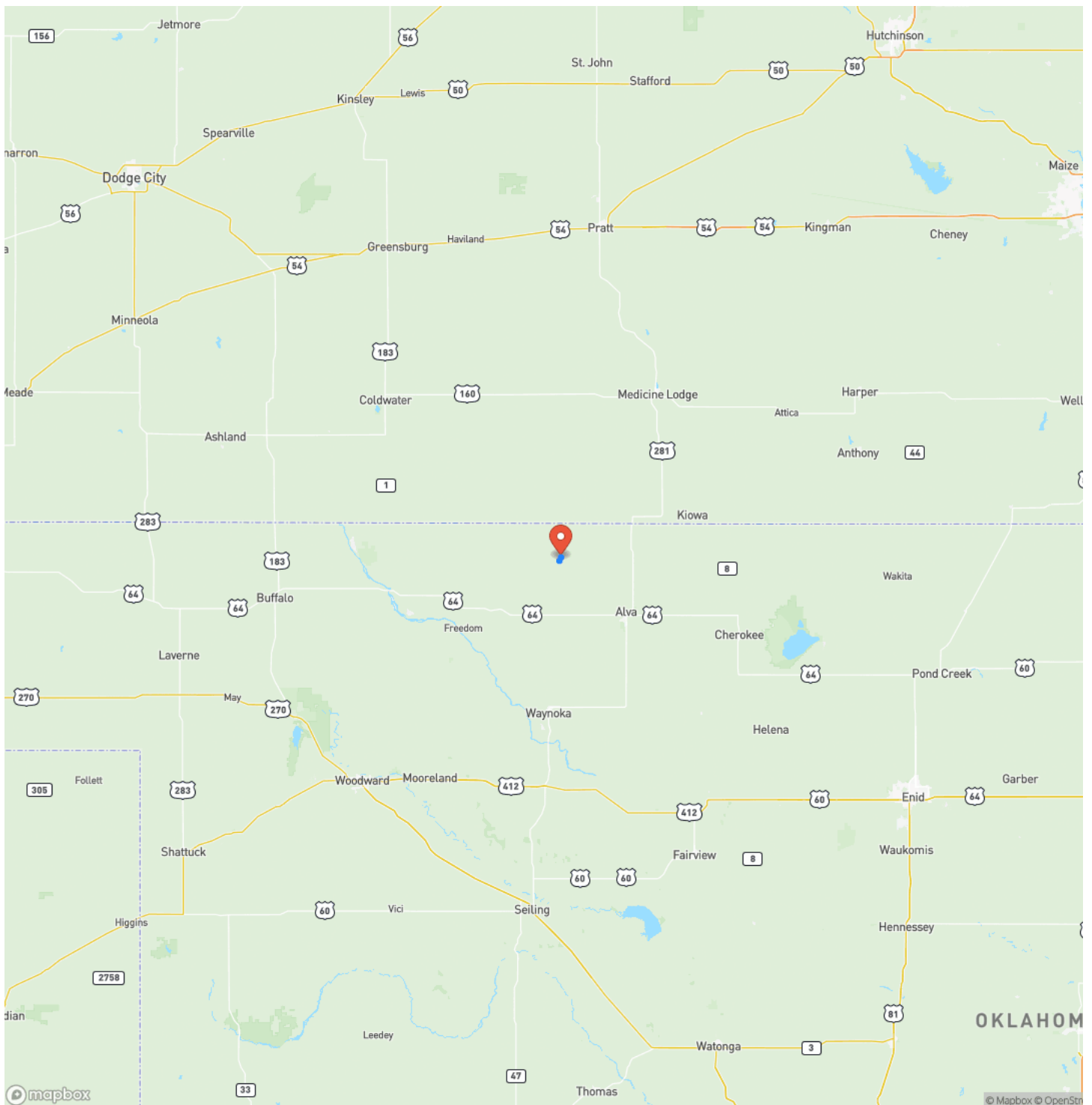
Greenleaf Creek Ranch
Alva, OK / Woods County



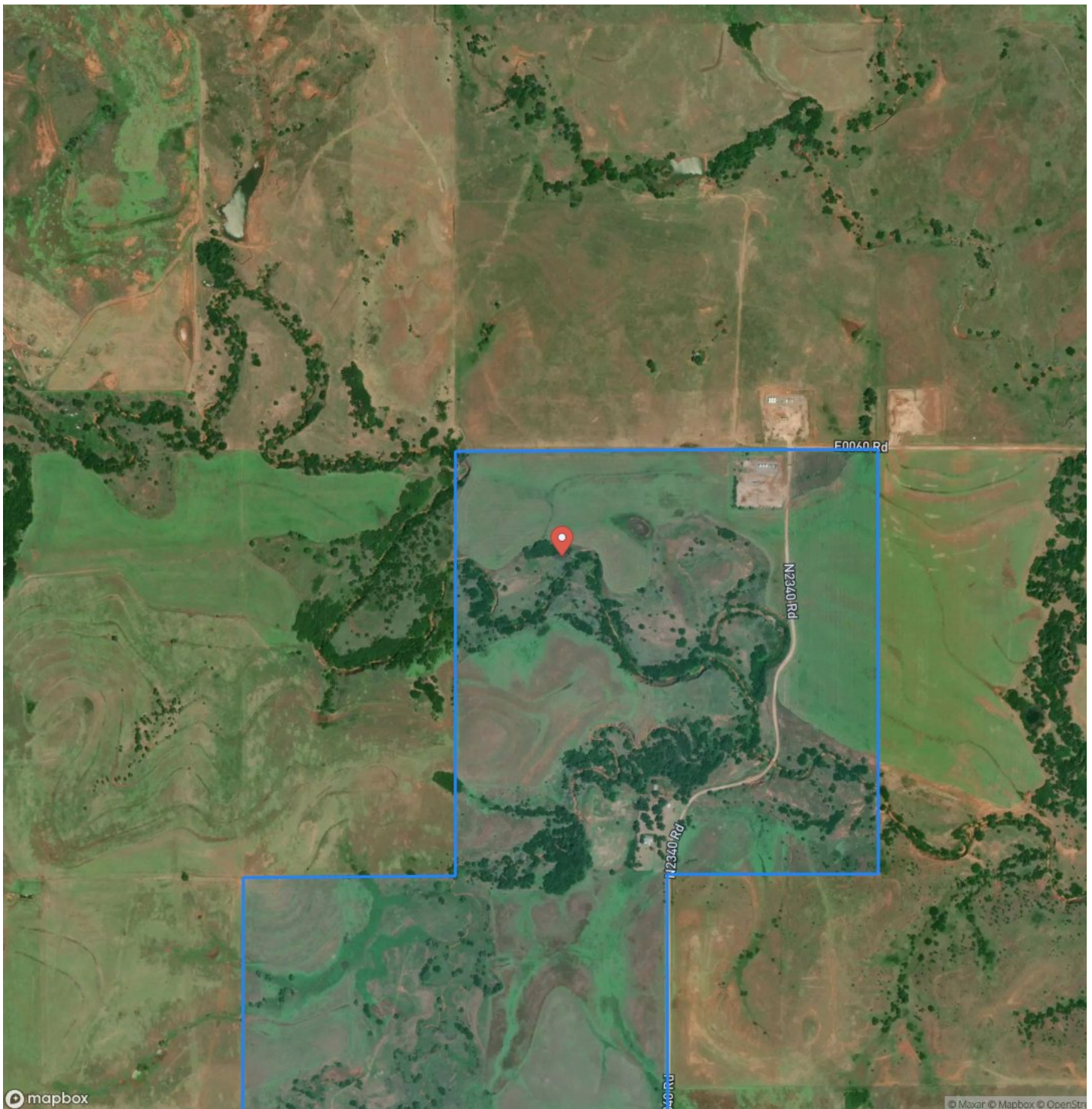
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Chuck Bellatti

Mobile

(918) 859-2412

Email

chuck.bellatti@arrowheadlandcompany.com

Address

City / State / Zip

Ramona, OK 74061

NOTES

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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.



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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