

Livestock and Hunting
S465th W Ave
Depew, OK 74028

\$416,745
147± Acres
Creek County



Livestock and Hunting
Depew, OK / Creek County

SUMMARY

Address

S465th W Ave Tract 5

City, State Zip

Depew, OK 74028

County

Creek County

Type

Farms, Undeveloped Land, Hunting Land, Recreational Land

Latitude / Longitude

35.7224 / -96.5072

Acreage

147

Price

\$416,745

Property Website

<https://arrowheadlandcompany.com/property/livestock-and-hunting-creek-oklahoma/35704/>



PROPERTY DESCRIPTION

Whether you are looking for an addition to your cattle operation, great hunting, or a potential home build site, this Creek County farm could be the one for you. Located just 13+/- miles southwest of Bristow and 13+/- east of Stroud, this farm is close to town with paved road frontage and electricity available. As you enter the south gate you will notice the beautiful hardwood timber that wraps around a steep ridge and a sizable pond in the bottom. If you continue through the well maintained pasture roads to the east, the timber opens into beautiful native grass pastures perfect for your livestock herd. Another pond is located in the east pasture giving your cattle and wildlife ample water sources. If you are interested in building your dream country home, this farm has many beautiful home build locations and electricity is available at the road. There are also two additional gated entrances and gravel road frontage on the north end of the property that offers easy access. The over 40 acres of thick hardwood timber provide wildlife with incredible habitat and provide you with some great hunting opportunities.

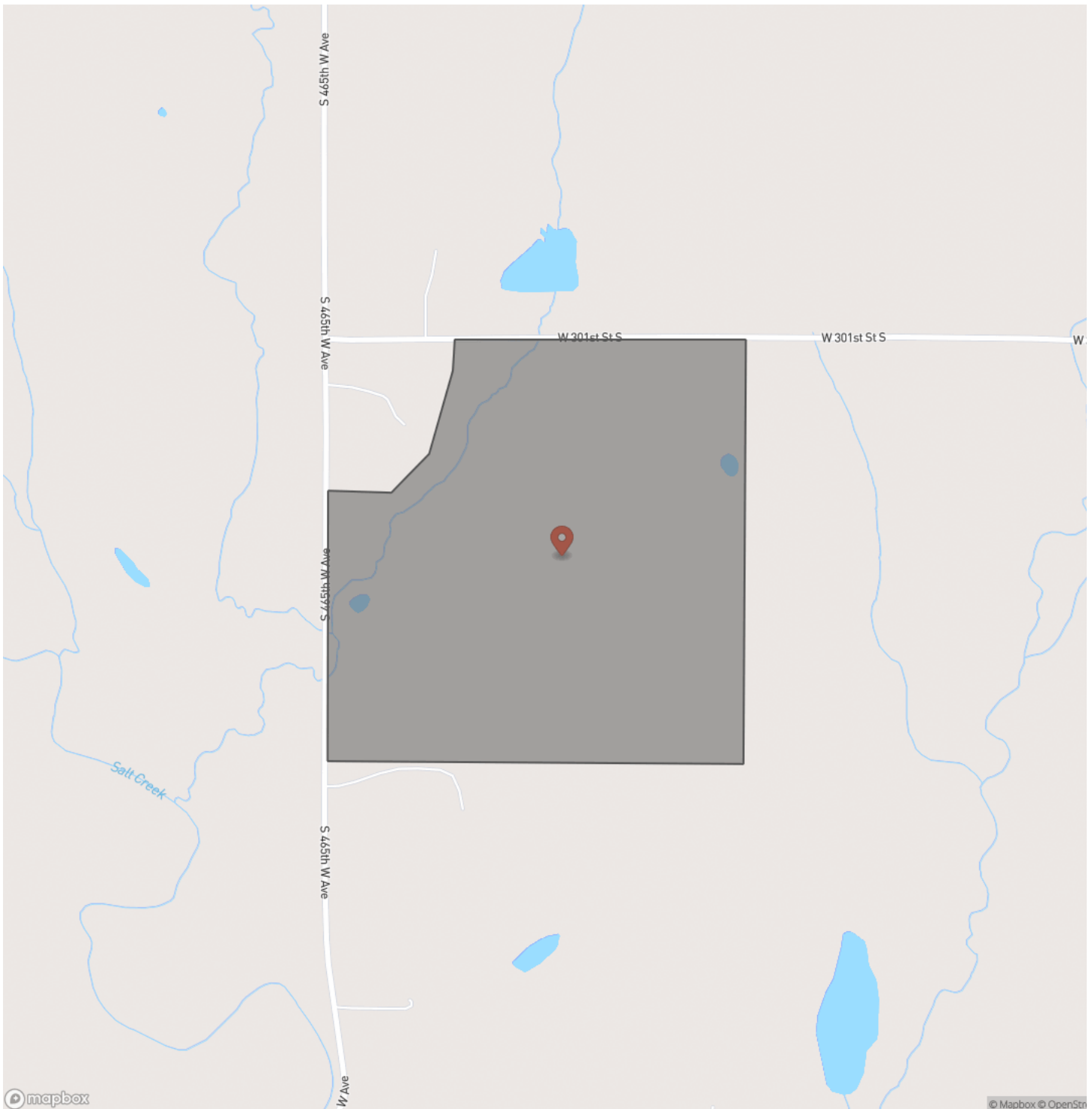
If you are interested in grazing cattle, hunting, and/or building your dream home on acreage this Creek County property is one that you do not want to miss out on. The farm is tract 5 of 5 in the area that are available for purchase. If you would like more information or would like to schedule a private viewing, please contact Will Bellis at [\(918\) 978-9311](tel:9189789311).



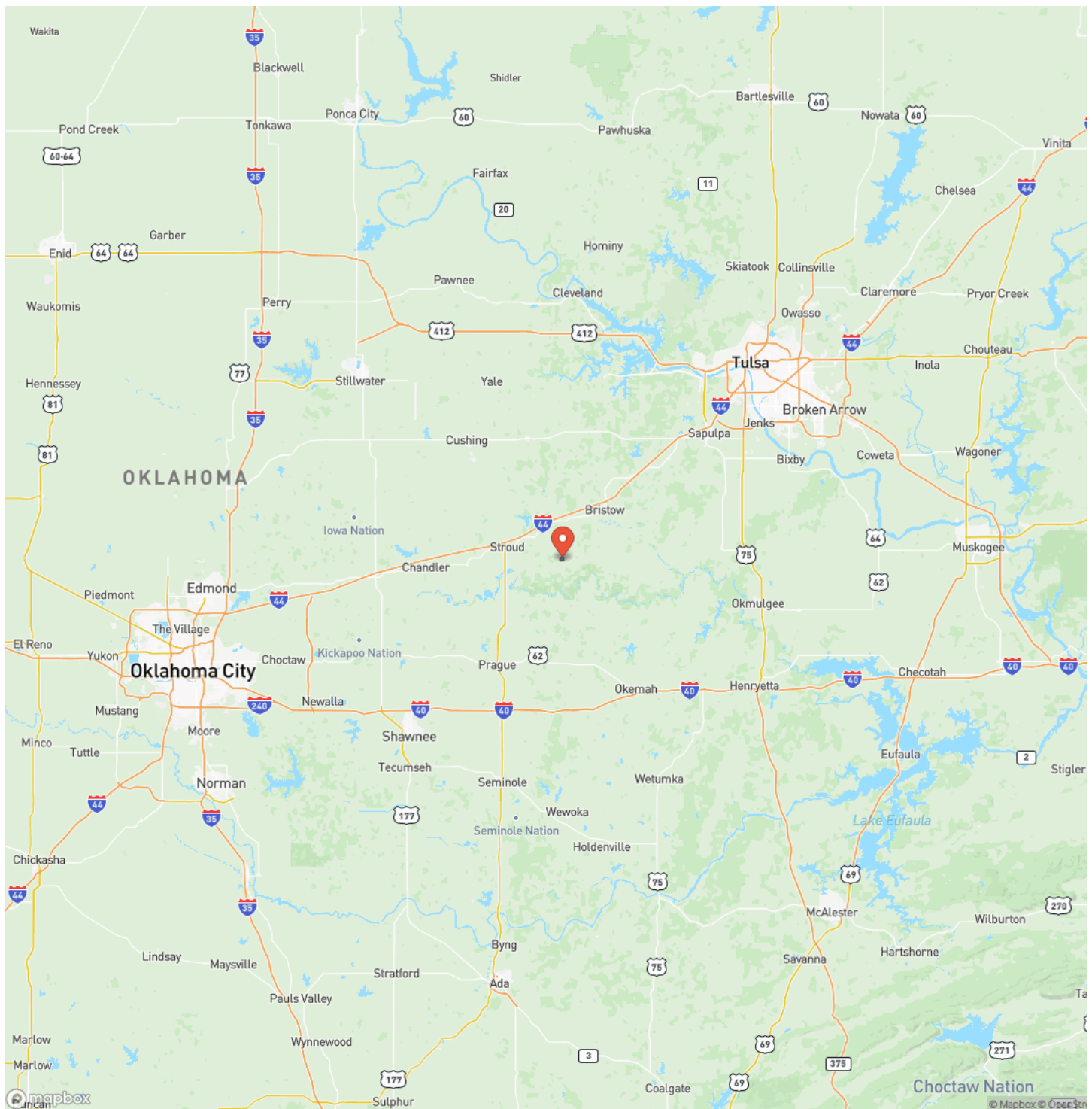
Livestock and Hunting
Depew, OK / Creek County



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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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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