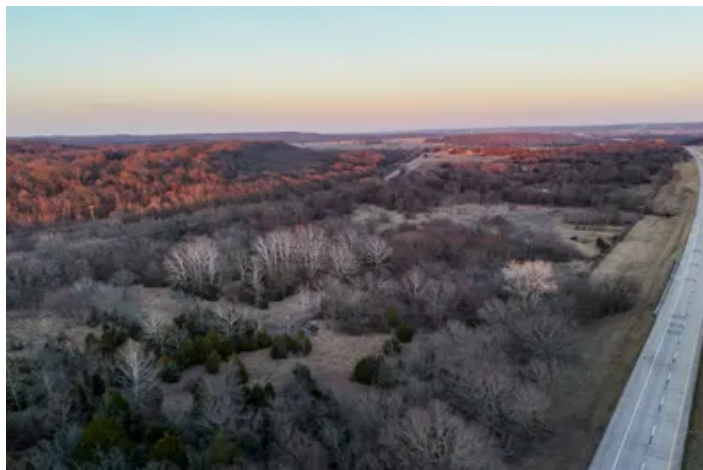


**I-40 Multi-Use Farm**  
**Old US HWY 62**  
**Weleetka, OK 74880**

**\$163,228**  
**44.720± Acres**  
**Okfuskee County**



**I-40 Multi-Use Farm**  
**Weleetka, OK / Okfuskee County**

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**SUMMARY**

**Address**

Old US HWY 62

**City, State Zip**

Weleetka, OK 74880

**County**

Okfuskee County

**Type**

Undeveloped Land, Hunting Land, Recreational Land, Timberland

**Latitude / Longitude**

35.430008 / -96.171888

**Acreage**

44.720

**Price**

\$163,228

**Property Website**

<https://arrowheadlandcompany.com/property/i-40-multi-use-farm-okfuskee-oklahoma/77325/>



**PROPERTY DESCRIPTION**

This 44.72 +/- acre property in Okfuskee County, Oklahoma, offers a great mix of open pasture and thick timber, making it an excellent spot for hunting, recreation, or future improvements. With road frontage and fencing, this property is easily accessible and secure. It features a stocked pond and two streams, providing a steady water source for wildlife, including whitetail deer, turkey, and small game. The varying elevation adds diversity to the terrain, offering natural cover and great vantage points for hunting. Rural water and power are already available, giving you options for future development. The landscape and location of this beautiful property make it a prime opportunity for building. Conveniently located 1 hour and 10 +/- minutes from both Oklahoma City and Tulsa, this property provides easy access to Oklahoma's two major cities while allowing you to enjoy the peace and privacy of the outdoors. Whether you're looking for a place to hunt, fish, develop, or simply relax, this property has a lot to offer! All showings are by appointment only. For more information or to schedule a private viewing, please contact Jay Cassels at [\(918\) 617-8707](tel:9186178707).

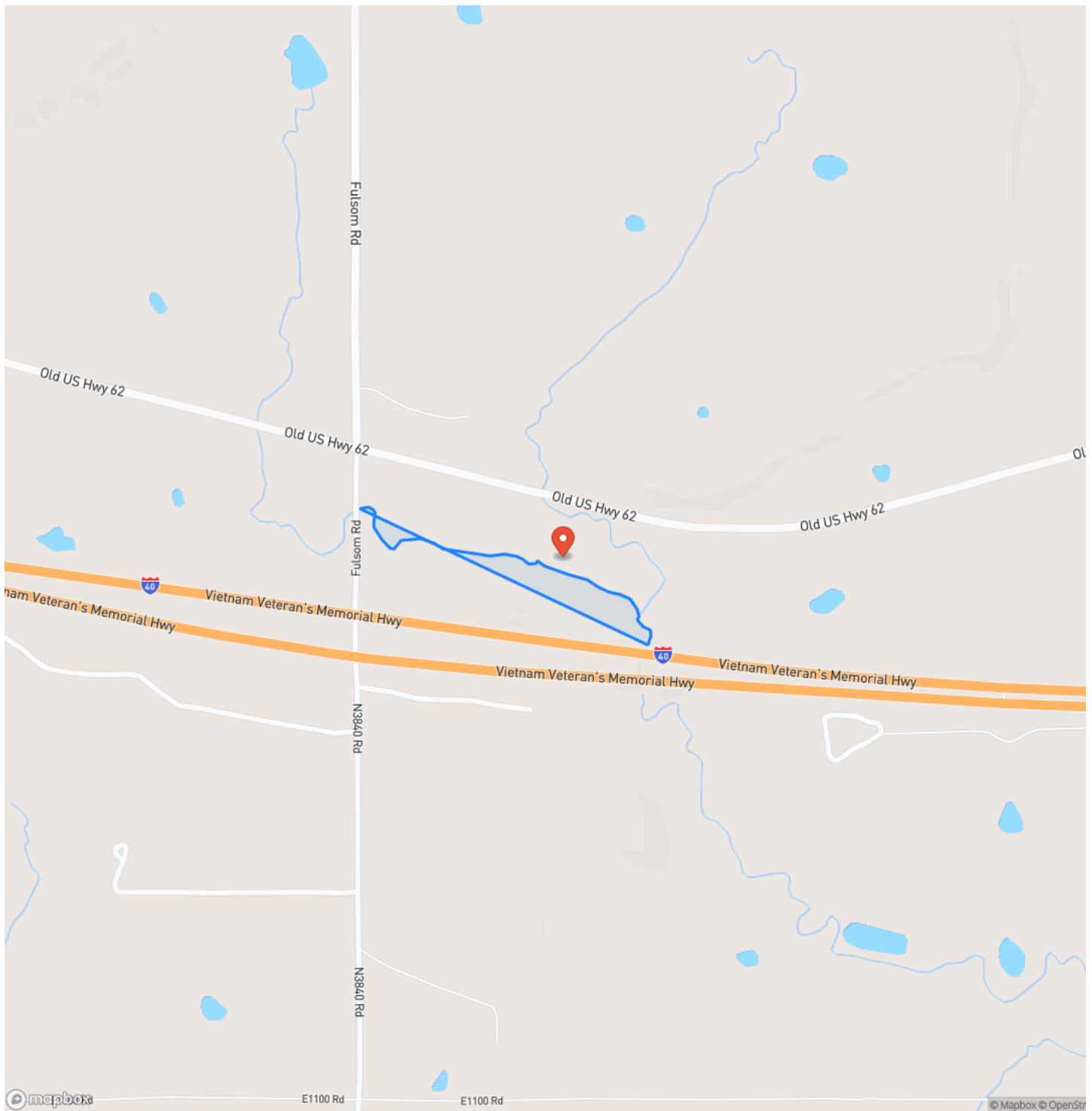


**I-40 Multi-Use Farm**  
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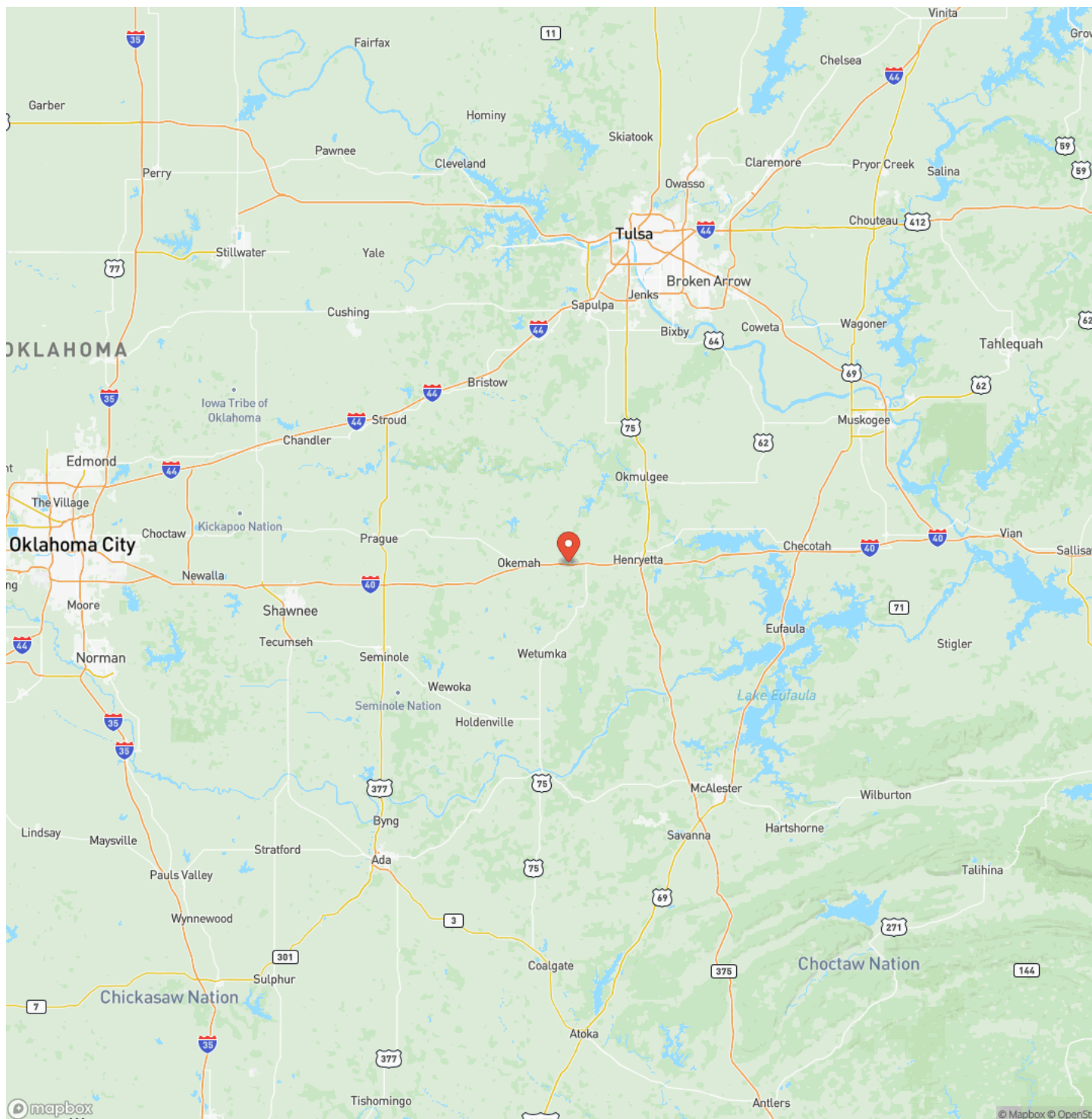
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## Locator Map

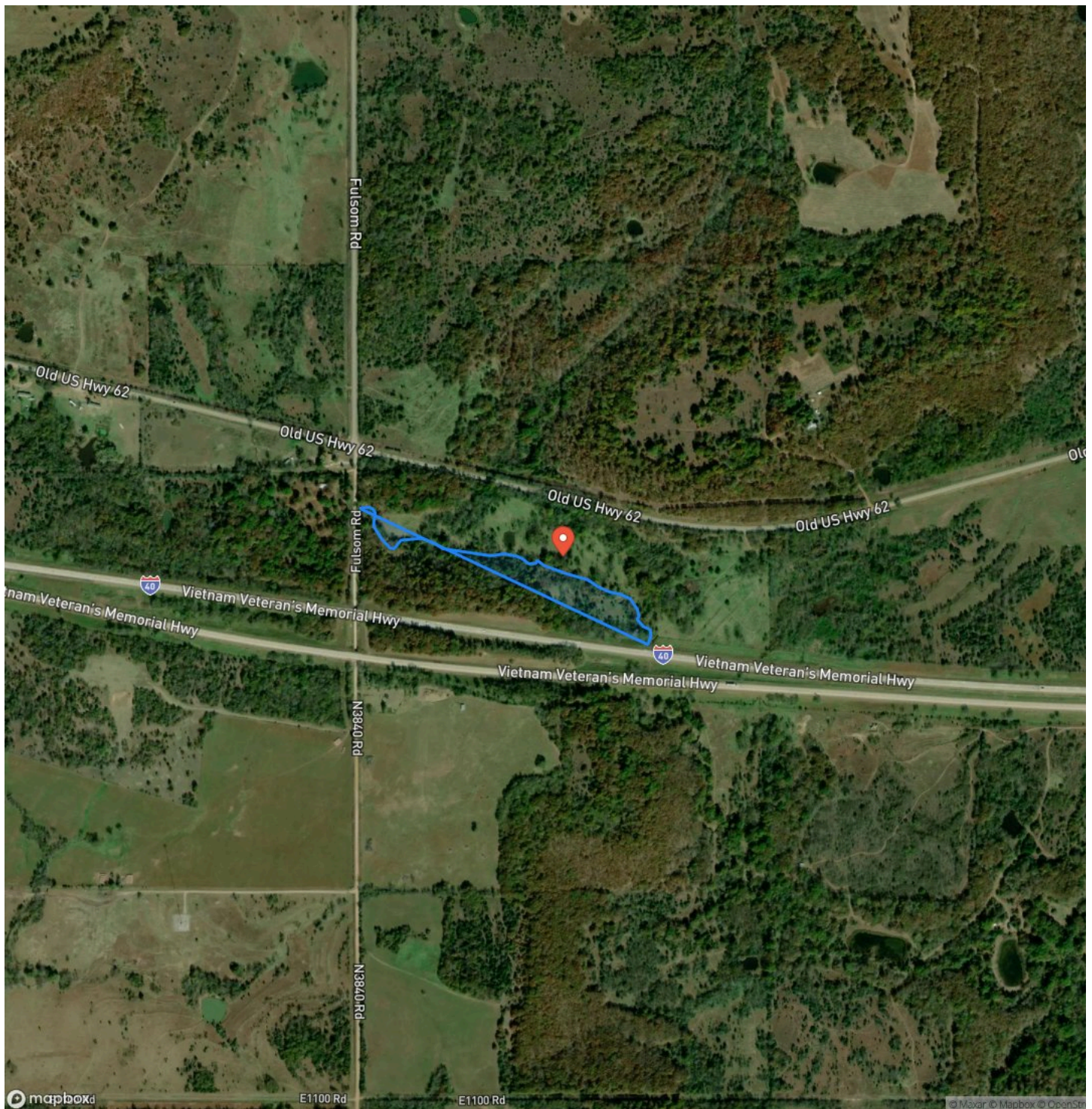


## Locator Map





## Satellite Map



## I-40 Multi-Use Farm

### Weleetka, OK / Okfuskee County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Jay Cassels

## Mobile

(918) 617-8707

## Email

jay.cassels@arrowheadlandcompany.com

**Address**

City / State / Zip

## NOTES

[illegible]



## This image shows a full page of white paper with horizontal ruling lines. The lines are evenly spaced and extend 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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(833) 873-2452  
[www.arrowheadlandcompany.com](http://www.arrowheadlandcompany.com)

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