

Coon Creek Hunting Homestead Farm
Country Road 1640
Tupelo, OK 74572

\$360,000
77± Acres
Coal County



Coon Creek Hunting Homestead Farm
Tupelo, OK / Coal County

SUMMARY

Address

Country Road 1640

City, State Zip

Tupelo, OK 74572

County

Coal County

Type

Farms, Hunting Land, Recreational Land

Latitude / Longitude

34.640018 / -96.426947

Acreage

77

Price

\$360,000

Property Website

<https://arrowheadlandcompany.com/property/coon-creek-hunting-homestead-farm-coal-oklahoma/79818/>



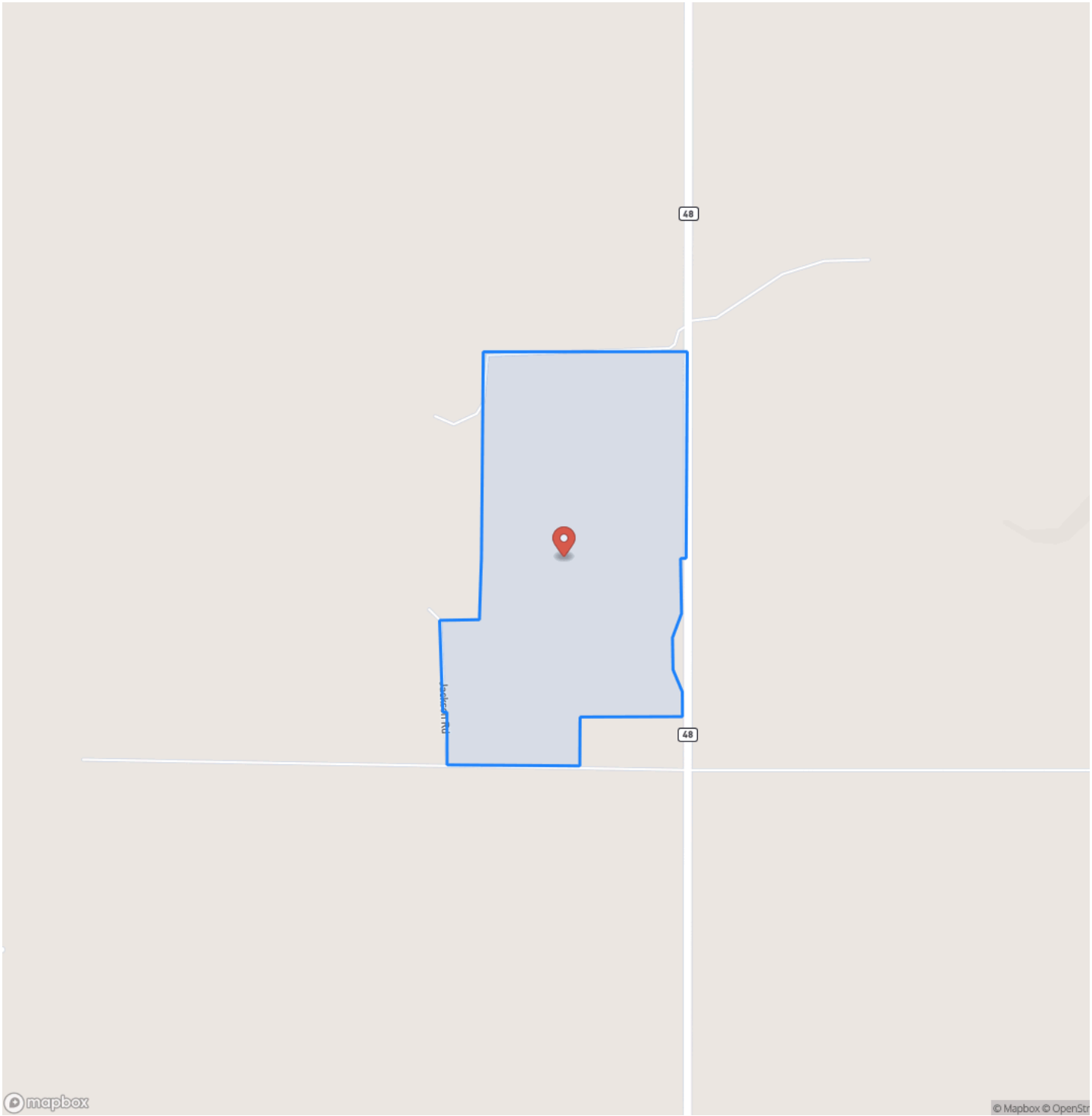
PROPERTY DESCRIPTION

The Coon Creek Hunting Homestead Farm is a prime 77 +/- acre recreational property located in the heart of Coal County, Oklahoma! This diverse tract features a mix of hardwoods, open pasture, a spacious and sturdy raised-platform curved A-frame cabin on steel beams, and ideal locations for game food plots, making it a haven for both deer and turkey. It's also the perfect place to grow your own food crops, raise livestock, or just escape from the noisy world. The night skies are unpolluted by artificial light, and the stargazing is certified to be amazing! Build your own observatory? Yes! Build your own greenhouses? Yes! Grow more yams and melons and peanuts in this fertile sandy soil than you could ever eat, and sell the rest? Yes! Enjoy this quiet, peaceful, rural expanse, and secure it as your legacy, so your offspring can enjoy and benefit from it, too? Yes! Coon Creek meanders along and through the property, providing a natural water source alongside a well-placed pond that enhances the habitat for wildlife. A cozy, steel-framed, metal-roofed, well-insulated, elevated hunting cabin (with plenty of space for parking and storage beneath) is tucked away on a secure and central secluded hilltop spot, offering the perfect retreat. With blacktop frontage for easy access and the kind of terrain that offers both adventure and serenity, this property is ready for your next outdoor escape, weekend getaway, or easily-customized self-sufficient forever-home citadel. Located just minutes from Tupelo, 15 +/- mins from Coalgate, and only 25 +/- mins from Ada. Improvements include: fencing, pond, owner-built custom steel-beamed elevated cabin with metal roof. 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:9189789311).

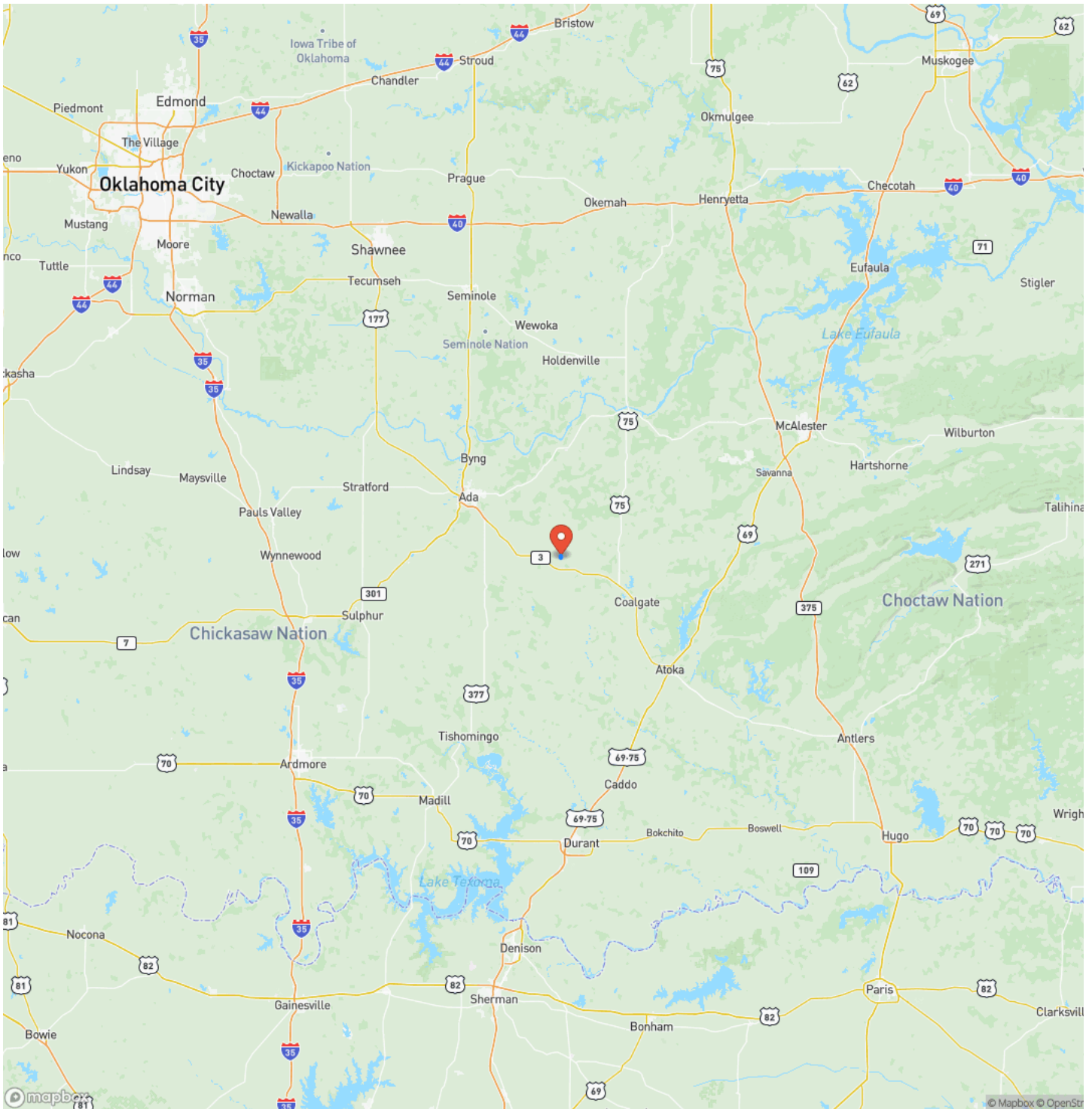
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Locator Map



Locator Map



Satellite Map



Coon Creek Hunting Homestead Farm
Tupelo, OK / Coal County

LISTING REPRESENTATIVE

For more information contact:



Representative

Will Bellis

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(580) 319-2202

Email

will.bellis@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

This image shows a full page of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page, leaving small gaps between them. There are no margins, text, or other markings on the paper.

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.



www.arrowheadlandcompany.com

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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