

**Tillable in Arkansas River Bottom**  
Muldrow  
Muldrow, OK 74948

**\$259,000**  
80.820± Acres  
Sequoyah County



## Tillable in Arkansas River Bottom Muldrow, OK / Sequoyah County

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### SUMMARY

**Address**

Muldrow

**City, State Zip**

Muldrow, OK 74948

**County**

Sequoyah County

**Type**

Farms, Undeveloped Land, Recreational Land, Hunting Land

**Latitude / Longitude**

35.348966 / -94.535462

**Acreage**

80.820

**Price**

\$259,000

**Property Website**

<https://arrowheadlandcompany.com/property/tillable-in-arkansas-river-bottom-sequoyah-oklahoma/64890/>





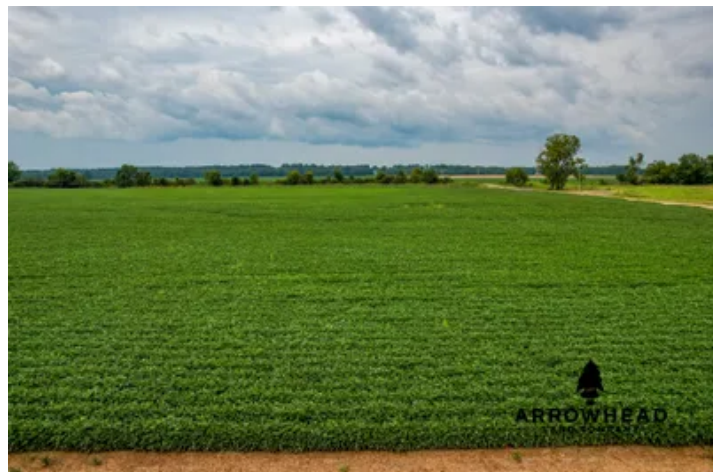
**PROPERTY DESCRIPTION**

Take a look at this 80.82 +/- acre farm located in the Arkansas River bottoms in Sequoyah County, Oklahoma! Currently, there are nearly 50 +/- acres of soybeans. The remainder of the farm consists of dense timber and cover for wildlife. While there is an opportunity to utilize this property for farming, it also offers recreational potential. With thick cover in the center of the property and being surrounded by crops, the amount of food and cover available for wildlife is extensive. Located so close to the Arkansas River, there is potential for excellent waterfowl hunting. By investing time and effort, you could turn the center of the property into a prime waterfowl habitat! While on the property, it seemed that the center area between the two patches of timber tends to hold water. There is power along the road. Whether you are looking to expand your existing farming operation or seeking hunting opportunities, this 80.82 +/- acre farm in Sequoyah County is worth considering! The farm is located just 15 +/- minutes from Muldrow and Fort Smith, AR, providing quick and easy access to amenities. All showings are by appointment only. If you would like more information or to schedule a private viewing, please contact Will Bellis at [\(918\) 978-9311](tel:(918)978-9311) or Hunter Bellis at [\(539\) 238-7693](tel:(539)238-7693).

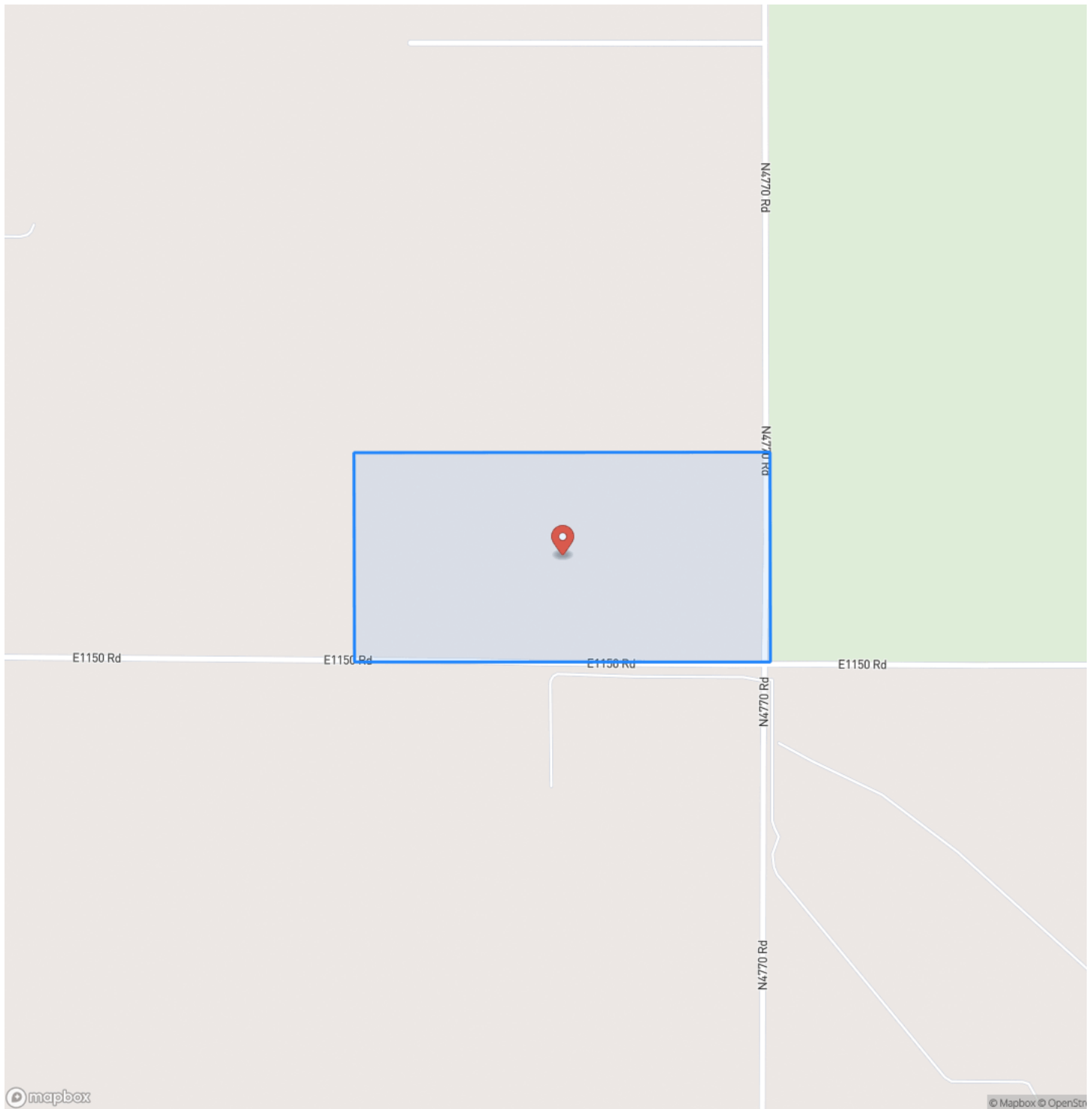


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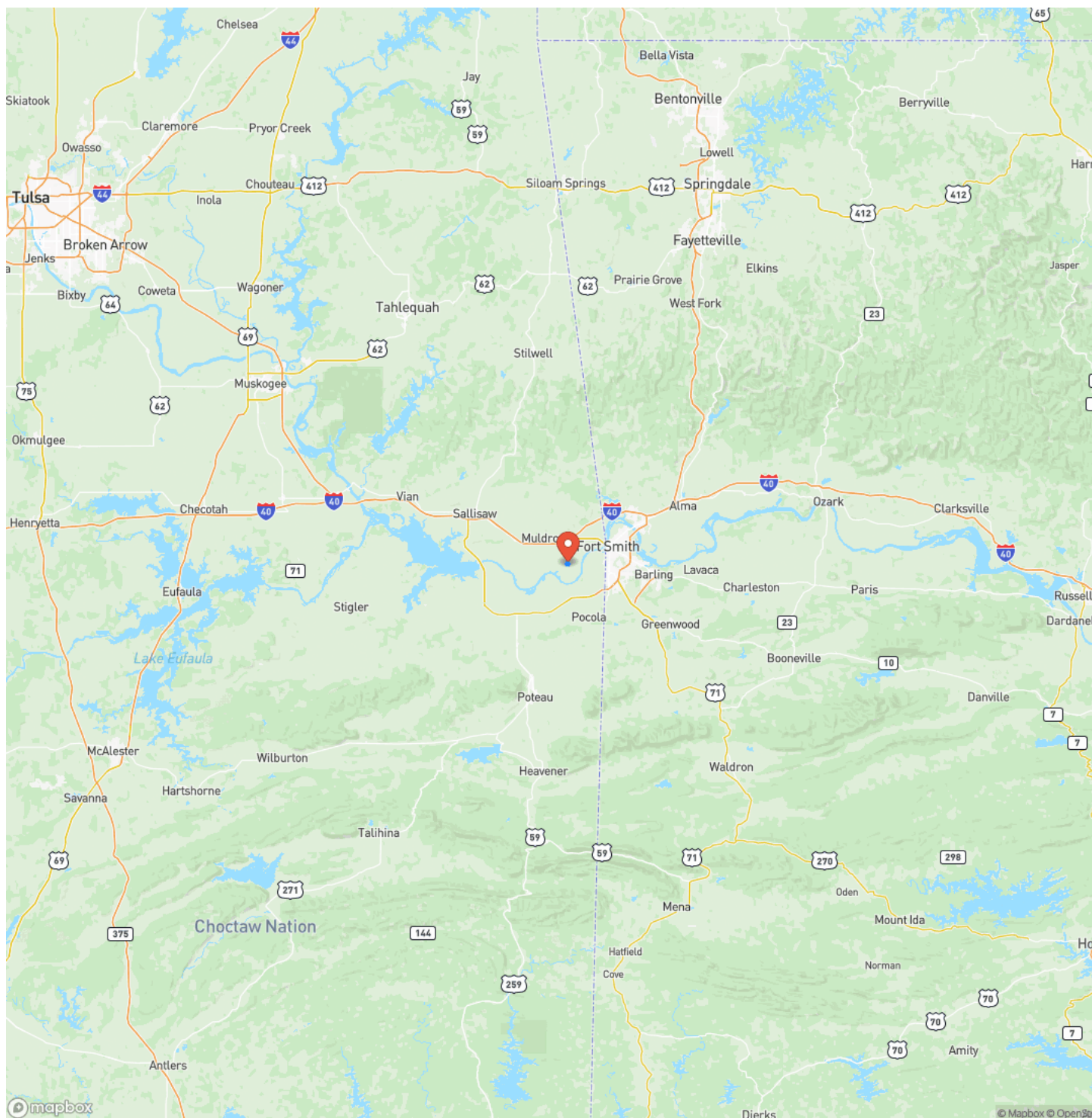


## Locator Map





## Locator Map



## Satellite Map



## Tillable in Arkansas River Bottom Muldrow, OK / Sequoyah County

## 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

[illegible]

**MORE INFO ONLINE:**

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



## This image shows a single 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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