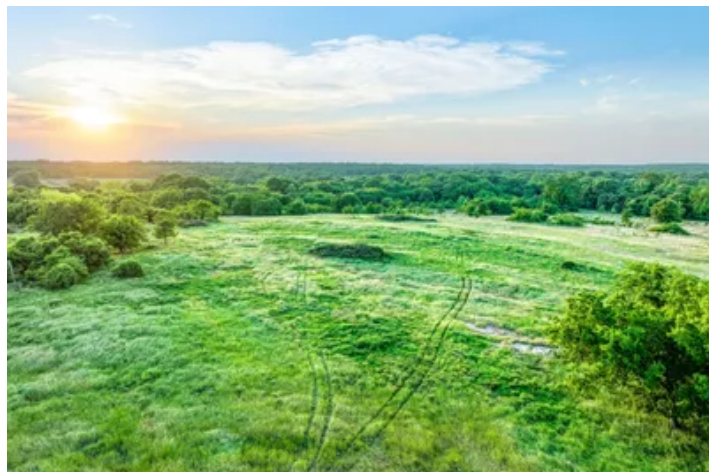


**Little Walnut Creek Ranch**  
370125 E 1000 Rd  
Boley, OK 74829

**\$780,000**  
240± Acres  
Okfuskee County



**Little Walnut Creek Ranch  
Boley, OK / Okfuskee County**

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**SUMMARY**

**Address**

370125 E 1000 Rd

**City, State Zip**

Boley, OK 74829

**County**

Okfuskee County

**Type**

Farms, Hunting Land, Ranches, Recreational Land, Residential Property, Horse Property, Single Family

**Latitude / Longitude**

35.5658 / -96.4127

**Dwelling Square Feet**

1064

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

240

**Price**

\$780,000

**Property Website**

<https://arrowheadlandcompany.com/property/little-walnut-creek-ranch-okfuskee-oklahoma/105581/>



## Little Walnut Creek Ranch Boley, OK / Okfuskee County

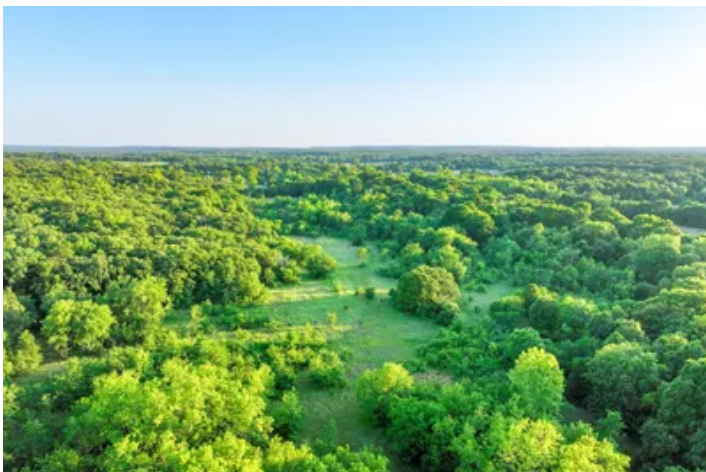
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### **PROPERTY DESCRIPTION**

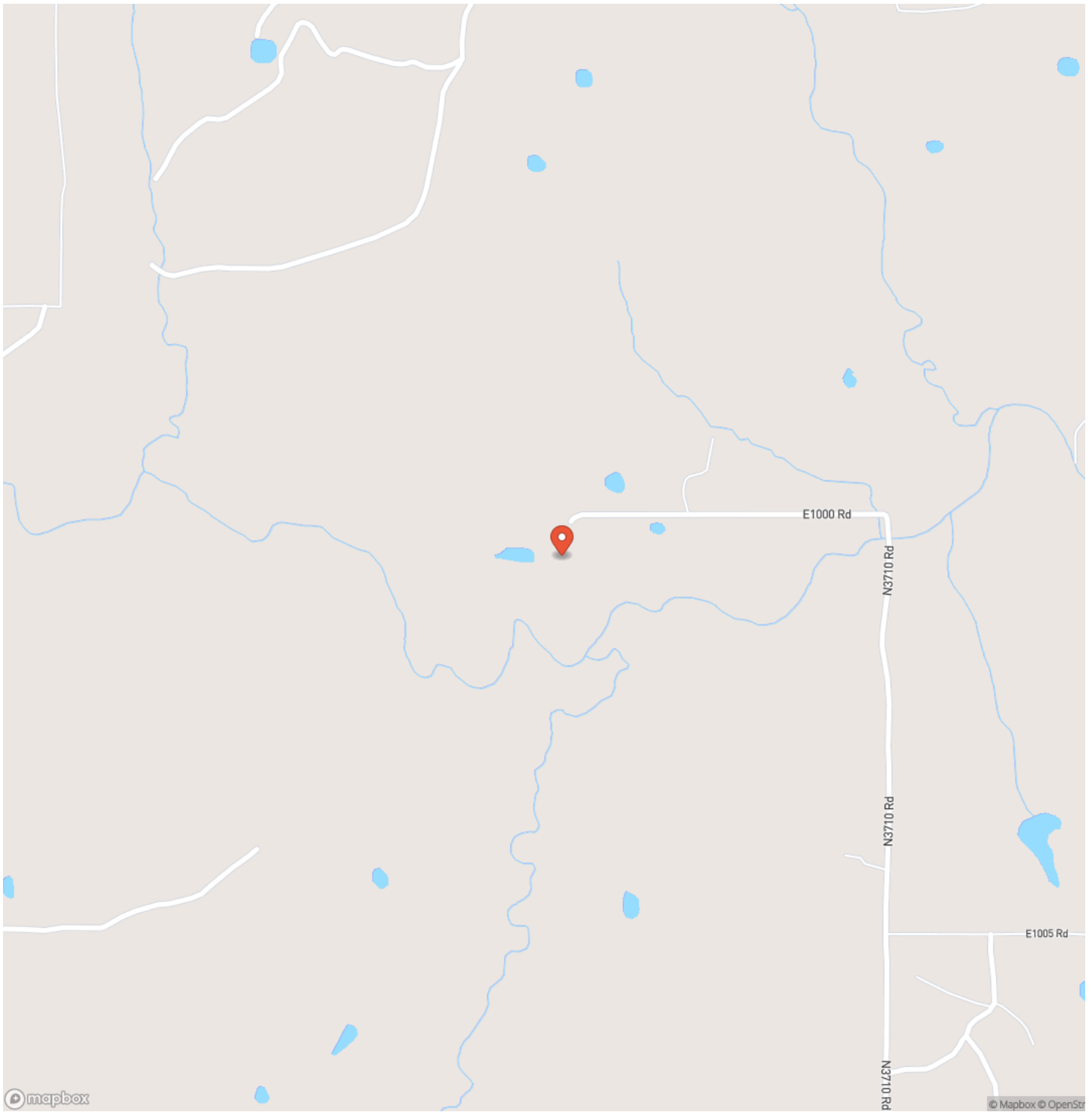
Introducing the Little Walnut Creek Ranch, a 240+/- acre property in Okfuskee County that offers productive pastures and quality hunting habitat! Hardwood timber draws weave throughout the property while native grass meadows provide open grazing areas and beautiful views across the ranch. The squared-off meadows and cross fencing create an ideal setup for cattle rotation and livestock management. Water features include 4 ponds, Little Walnut Creek, and a wet weather creek that runs through the property. These water sources provide reliable water for livestock while also attracting wildlife year-round. Access from both the north and south sides allows for easy entry and convenient navigation across the ranch. The property includes a mobile home along with 2 large barns that offer plenty of room for equipment, hay storage, or livestock use. Wildlife is abundant with strong populations of whitetail deer, turkey, hogs, and quail throughout the ranch. Whether you are looking for a hunting property or a working ranch, this diverse tract offers the space, water, and improvements to fit a variety of uses! The property is located 14+/- miles from Okemah, 21+/- miles from Bristow and 55+/- miles from Tulsa! All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Justin White at [\(918\) 207-7521](tel:9182077521) . Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.



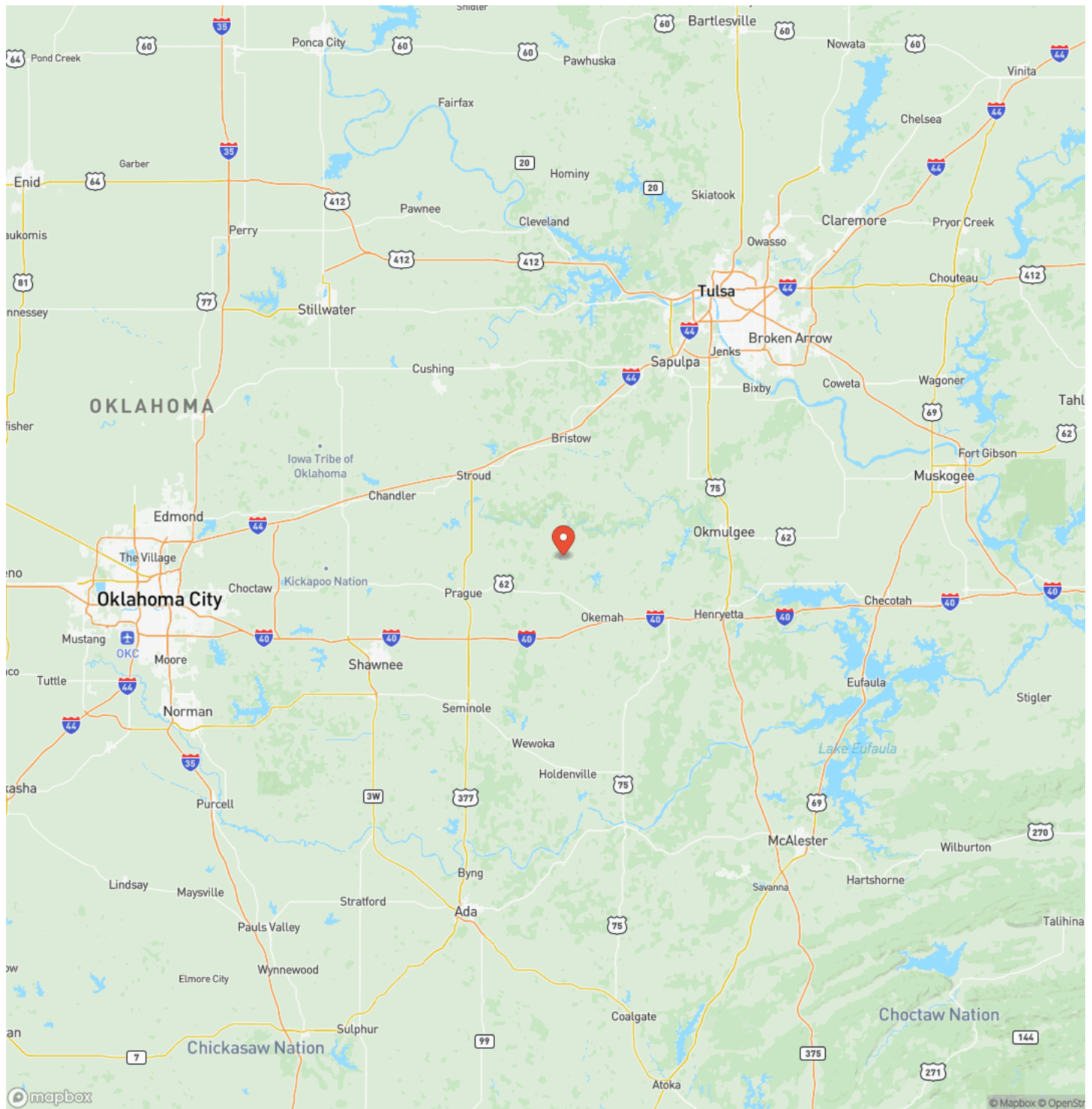
Little Walnut Creek Ranch  
Boley, OK / Okfuskee County



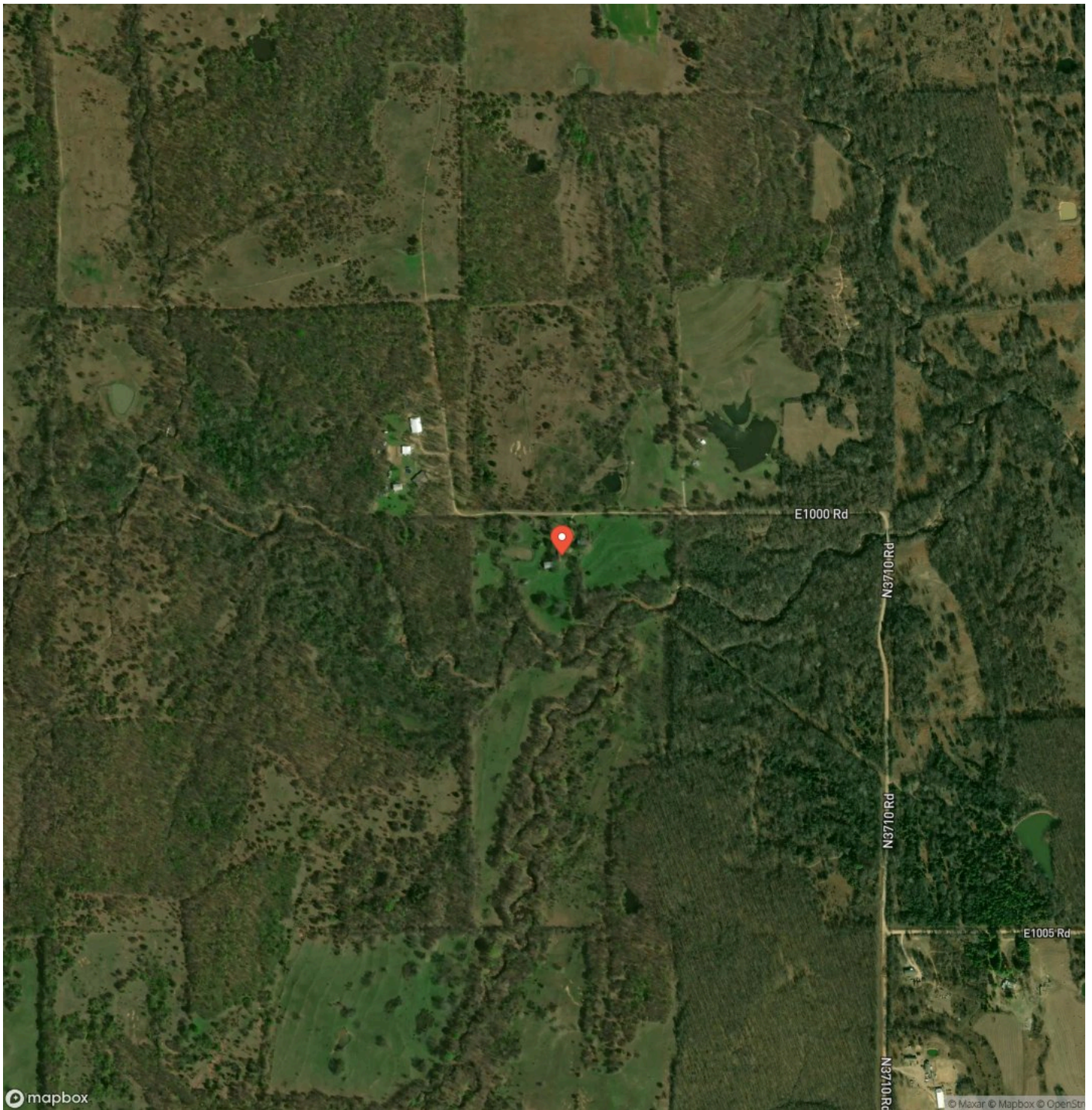
## Locator Map



# Locator Map



## Satellite Map



mapbox

Maxar © Mapbox © OpenStr





## **DISCLAIMERS**

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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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**Arrowhead Land Company**  
205 E Dewey Ave  
Sapulpa, OK 74066  
(833) 873-2452  
<https://arrowheadlandcompany.com/>

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